



CRIME IMPACT STATEMENT

Brookes Street, Middleton

20 No. Dwellings

FOR: Tyson Construction

VERSION A: 7th July 2023

REFERENCE: 2023/0170/CIS/01

Greater Manchester Police

designforsecurity

Brookes Street

2023/0170/CIS/01

EXECUTIVE SUMMARY

Recommendations Made

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - <http://designforsecurity.org/about/crime-prevention-through-environmental-design/>), in order to reduce the opportunities for crime and the fear of crime. The development is broadly supported but there are a number of recommendations made in section 3.3 of this report which have been identified a potential concern, or where security can be enhanced, and these should be addressed (see section 3.3 for more details).

- Vehicular/pedestrian access to the site should have clear sightlines and be illuminated to a high standard.
- Garden boundaries should be carefully considered so that all rear gardens are secured.

In addition to these, there are a number of recommendations made in section 3.3 of this report 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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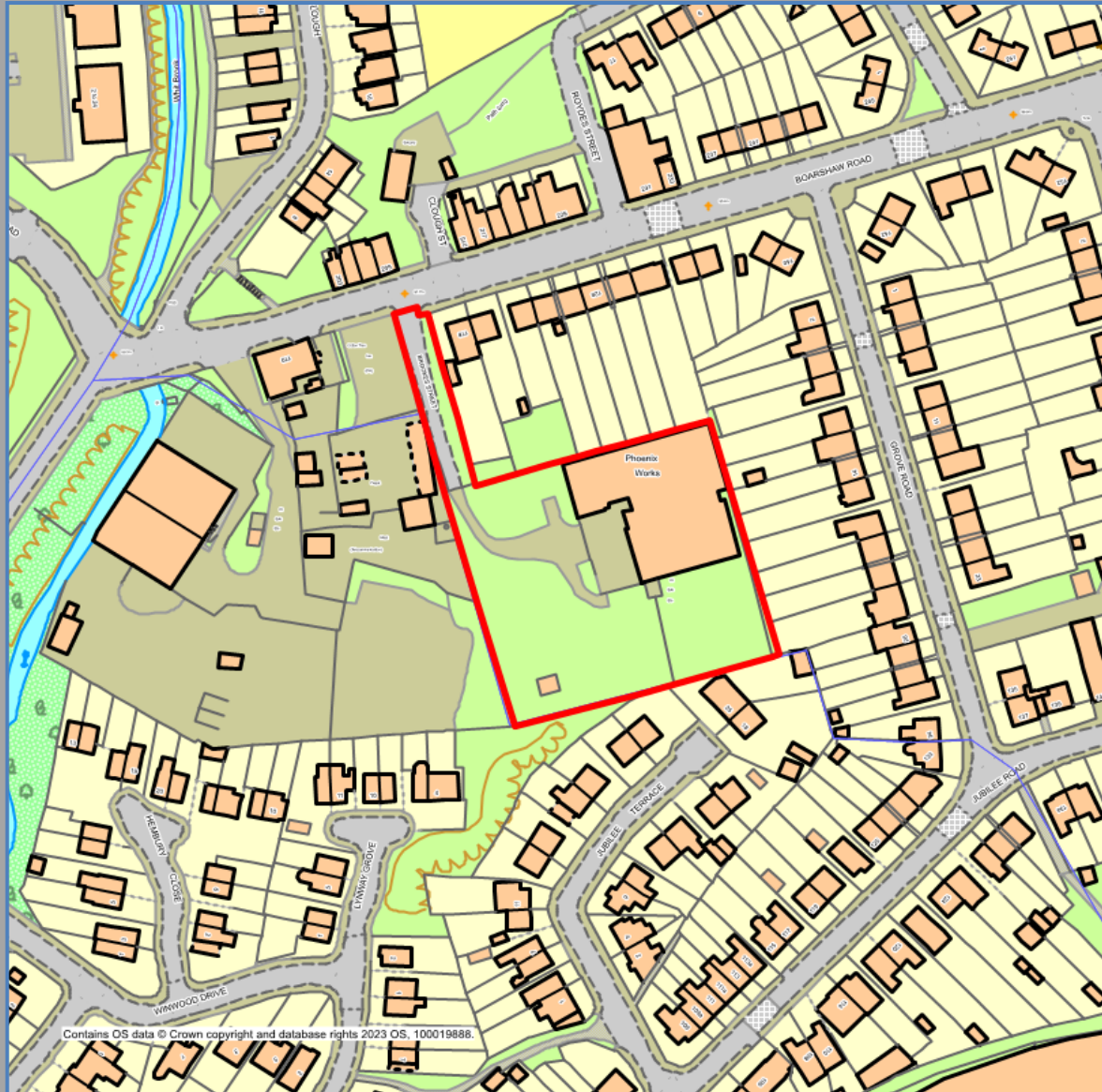
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1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the area of Middleton, within the borough of Rochdale.

The site is roughly rectangular with an access road (Brookes Street) connecting it to Boarshaw Road. The site boundaries are typically defined by adjacent properties. To the North the site is bound by the rear gardens of properties on Boarshaw Road, to the East the site is bound by the rear gardens of houses on Grove Street, to the South the site is bound by the rear gardens of houses on Jubilee Terrace, and to the West the site is bound by Boarshaw Trading Estate.

The local area is predominantly residential, which can be seen on the adjacent map. Most houses in the area are semi-detached.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st June 2022 to 31st May 2023.

2.1 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	<5	36	225	14	<5	<5	<5	8	<5

- 2.1.1 The overall crime rate in the local area over the last 12 months has been below average for the Rochdale division, with less serious wounding and criminal damage having been the most prevalent offences occurring.
- 2.1.2 Less serious woundings have taken place in the residential neighbourhoods throughout the local area, with a hotspot of offences situated around Tennyson Road to the northeast of the site. Assaults, public order offences and harassment have been the highest recorded less serious wounding offences occurring in the area, with domestic disputes and incidents between known associates most commonly reported.
- 2.1.3 Criminal damage against vehicles and dwellings have accounted for the majority of the criminal damage offences occurring in the area. Offenders have used objects and implements to smash glazing in the windows of dwellings and vehicles, as well as damaging the paint/body work of vehicles.

2.2 Common Local M.O.s (Modus Operandi)

- 2.2.1 Forcing open secure windows and doors (mostly located to the front of the property) using bodily pressure and implements in order to gain entry to the property.

Possible Solution - All external door sets should be certified to a burglary resistant standard (see section 4.1). Rear doors should be positioned within the secure rear boundary to restrict access to residents. Ground floor and easily accessible windows should be certified to a burglary resistant standard (i.e. BS PAS 24)

- 2.2.2 Exploitation of insecure windows and doors, mostly to the rear of the property.

Possible Solution - Front doors should have split spindles or a fixed external handle so then cannot be opened from outside without a key. Rear doors should be positioned in secure rear gardens with appropriate boundary treatments. Ground floor windows should have restrictors installed so that they cannot be opened from the outside if left insecure.

- 2.2.3 Breaking glazing in windows and doors (mostly to the rear of the property), using implements.

Possible Solution – All ground floor glazing should include a pane of laminate glazing to prevent it from being easily smashed or shattered to gain entry (see section 4.3).

2.3 Risk Factors

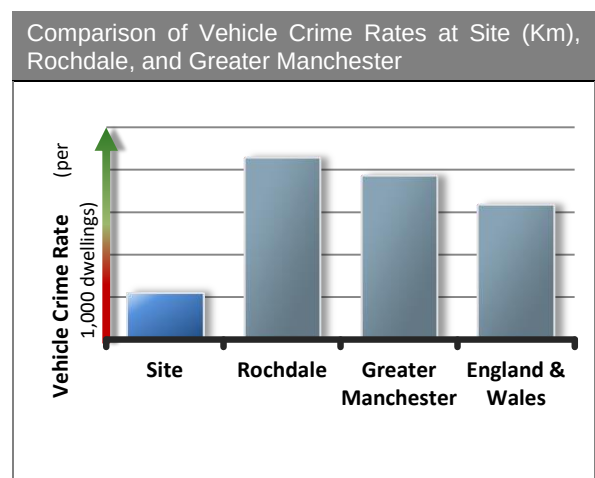
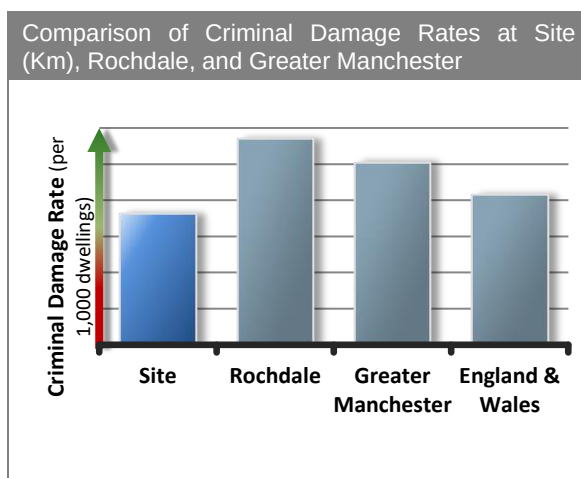
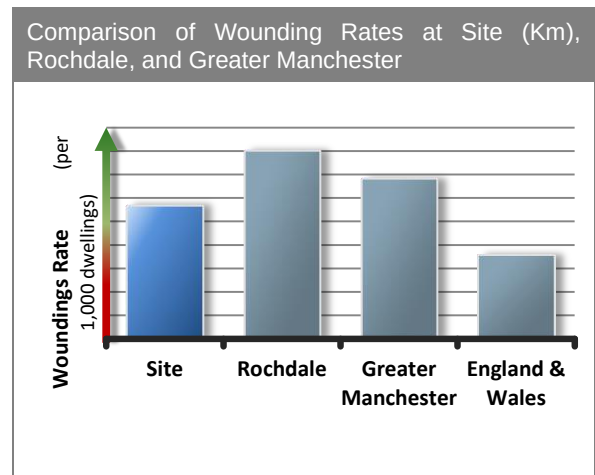
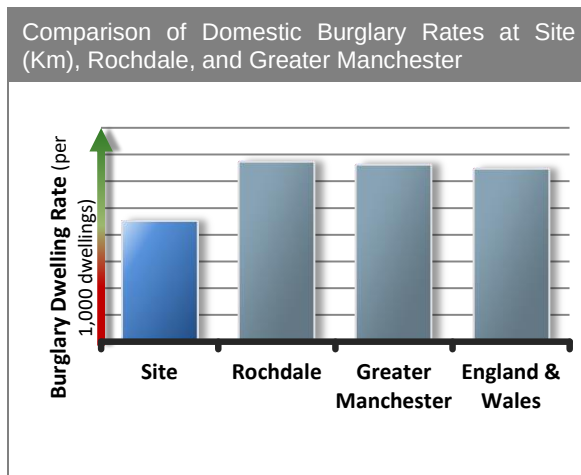
The typical security risks for a development of this nature are:

- 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

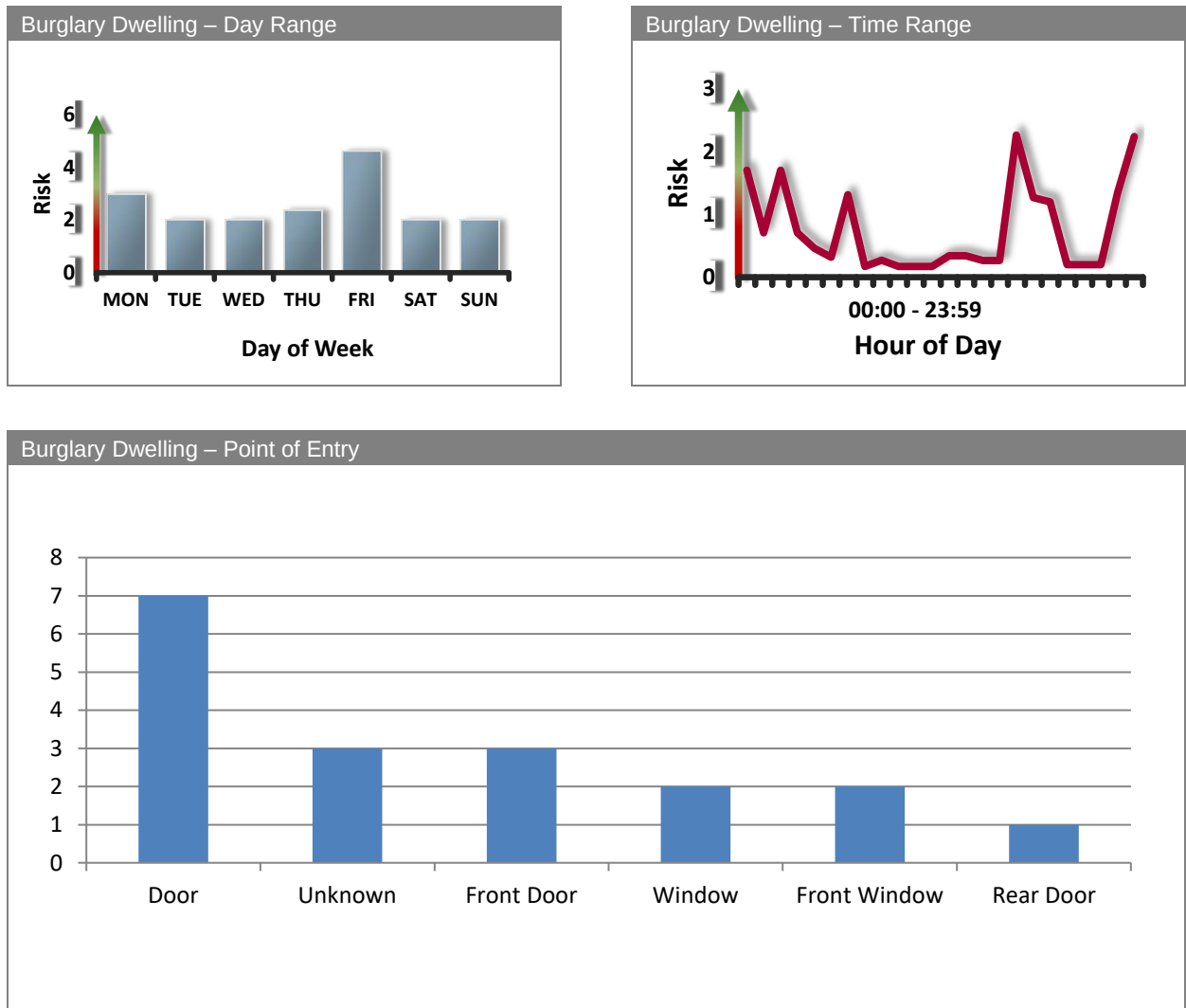
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2017.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **33% lower** than Rochdale as a whole, **32% lower** than Greater Manchester and **30% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **29% lower** than Rochdale as a whole, **17% lower** than Greater Manchester and **59% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **36% lower** than Rochdale as a whole, **28% lower** than Greater Manchester and **13% lower** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **74% lower** than Rochdale as a whole, **71% lower** than Greater Manchester and **65% lower** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

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



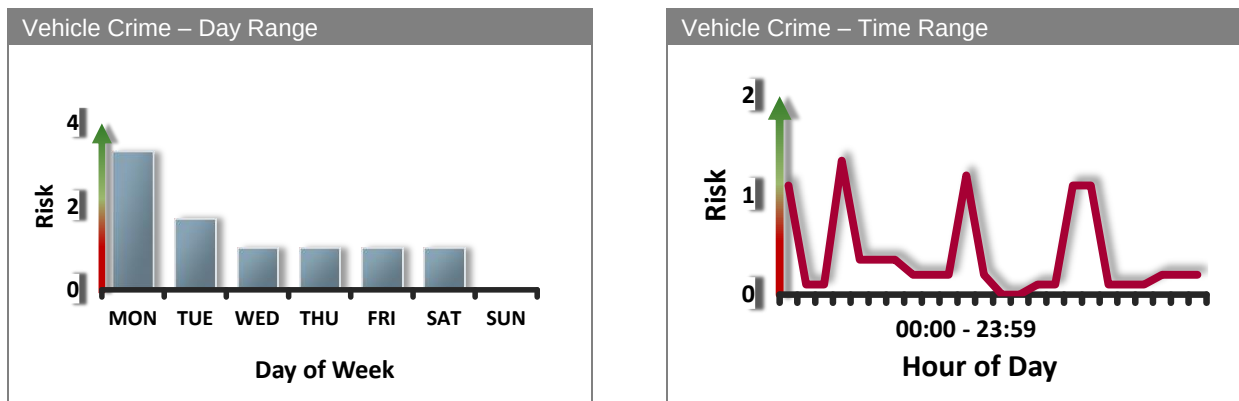
2.5.1 **Day/Time Range:** The risk of domestic burglary peaks on Friday during the afternoon (16:00-17:00) and at midnight (23:00-00:00). Offenders tend to target properties during day in the working week when they are often left unoccupied for long periods of the day. Offenders also target properties late 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.

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

- Forcing open secure windows and doors using bodily pressure and implements in order to gain access to the property.
- Exploitation of insecure windows and doors.
- Smashed glazing in 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 peaks on a Monday in the early hours of the morning (03:00-04:00). Offenders tend to target vehicles at this time when it is dark and they are often left unattended and out of sight of the owner for long periods of time, creating a perceived low risk opportunity.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is of 20 no. dwellings and associated external works.

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 layout of the development is broadly acceptable with regards to designing out crime and there are no areas that are concerning.
- 3.2.2 Front doors are generally positioned in prominent locations where they can be overlooked from the street allowing residents to view any potential threats on approaching their property.
- 3.2.3 Bins will be positioned in secure rear gardens where they cannot be subject to misuse.
- 3.2.4 All dwellings will have driveway or a parking space. Vehicles parked on driveways are less likely to be targeted by offenders than when parked on the road or in communal parking courts.
- 3.2.5 Driveways are generally positioned where they can be overlooked from within the dwelling. The layout of the development allows residents can easily view other resident's parked vehicles allowing for mutual surveillance opportunities.
- 3.2.6 The volume of crime in the local area is low, which is typical of more rural areas of Greater Manchester.

3.3 Changes Needed and Recommendations

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 access road into the site is presently overgrown on both sides which significantly narrows the route, and it is also not illuminated. The vegetation surrounding the access road should be removed or replaced by shrubbery that is naturally low growing. The access road should be illuminated to a high standard to create a safe route for pedestrians to use when it is dark.
- 3.3.2 The majority of rear boundaries will be formed by existing rear boundaries of adjoining residential properties. It is recommended that all rear boundaries are inspected for damage and repaired, or replaced, where necessary. Any new boundaries abutting private rear gardens should be a minimum of 1800mm high (the top 300mm can incorporate trellis). Boundaries adjacent publicly accessible space

should be 2100mm high with a hardwearing blade (i.e. gravel board). All boundaries should be of robust construction such as close boarded timber.

- 3.3.3 Front gardens should be well defined with a low boundary treatment or low-level planting (i.e. to an approximate height of 1000mm).
- 3.3.4 Consideration should be given to a symbolic barrier to entry at the entrance to the development, such as a change of surface texture/colour, or brick pillars, which can convey the impression that the area beyond is private and discouraging anyone without a legitimate reason from entering. The proposed traffic calming measure could serve a dual purpose and be designed in a way that it could be perceived as a symbolic boundary.
- 3.3.5 The proposed access road should be illuminated to adoptable standard, to reduce the potential for crime and fear of crime.
- 3.3.6 It is highly recommended that the proposed dwellings be built to Secured by Design standards detailed in section 4 of this report.

4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Doors

- ☐ Front and rear doors to dwellings must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, or LPS 2081 SRA
- ☐ Any external French/double doors or sliding doors must be compliant with and certified to BS PAS 24.
- ☐ Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key.
- ☐ Front doors should have either fixed sidelights or door viewers.
- ☐ Chain limiters are recommended but not generally essential.
- ☐ Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.

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.

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
 - BS 6799 for wireless systems
- ☐ If an alarm is installed, it should be linked to contacts on all external doors 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 Boundaries

- ☐ Rear boundaries should generally be 1800mm high and of close boarded timber construction. It is recommended that the top 300mm consist of trellis structure.
- ☐ Rear boundaries that are adjacent to public space should have a masonry (or other hardwearing) base, with timber fence above to a total height of 2100mm. It is recommended that the top 300mm consist of trellis structure. Rear/side boundaries adjacent a public footpath should be protected with a strip of defensible planting.
- ☐ Sub-divisional rear boundaries may be as low as 1500mm.
- ☐ The fronts of properties should be demarcated by low boundaries such as planting and/or railings to an approximate height of 1000mm.
- ☐ Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.
- ☐ Gates into the rear curtilage of dwellings should be in keeping with the height of adjacent boundary treatments and incorporate either:
 - A pad lockable bolt to the midpoint of the internal face, or
 - A key operable deadlock

4.6 Landscaping

- ☐ In vulnerable locations such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.
- ☐ Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).

4.7 Lighting

- ☐ External lighting must be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible).
- ☐ Parking spaces at the side of dwellings should be illuminated.
- ☐ 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.
- ☐ Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.
- ☐ The proposed access road should be illuminated to adoptable standards.

4.8 Other

- ☐ Meter cupboards should be located to the fronts of properties only, not in the private areas.

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 removal
 - Repair to communal areas (lighting, signage, access controls)
 - 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 SIA (Security Industry Authority) 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. To apply for Secured by Design certification for your development, visit our online application form at: <http://www.designforsecurity.org/secured-by-design/sbd-accreditation/>

A Contact register

Date	Contact With	Summary of Contact
11/04/2023	Graham Bell	CIS application received

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
21-050-P-105	Existing Site Sections	July 22	
21-050-P-110	Proposed Site Layout	July 22	
21-050-P-115	Proposed Street Scenes – Site Section	July 22	
21-050-P-120	Proposed Plans and Elevations – House Type A (2b4p)	July 22	
21-050-P-121	Proposed Plans and Elevations – House Type B (3b5p)	July 22	
21-050-P-122	Proposed Plans and Elevations – House Type C (3b5p)	July 22	
21-050-SK03	Site Location Plan	09/21	X

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	Revisions Made	Date
A		