

Land at Parkfield House, Manchester Old Road, Middleton

Crime Impact Statement

March 2023



CRIME IMPACT STATEMENT

Parkfield House, Middleton

20 No. Houses and 80 No. Bed Care Home

FOR: Muller Property Group

VERSION C: 16th March 2023

REFERENCE: 2022/0571/CIS/01

Greater Manchester Police

design**for**security



Parkfield House, Middleton

2022/0571/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 proposed care home/residential development is acceptable in general; however there are a number of points that should be considered.

- The boundaries for the care home and the townhouses should be designed to restrict access into the site and discourage climbing.
- Physical security, access control, and boundaries should be carefully considered.

More details can be found in section 3.3 where there are a number of recommendations made 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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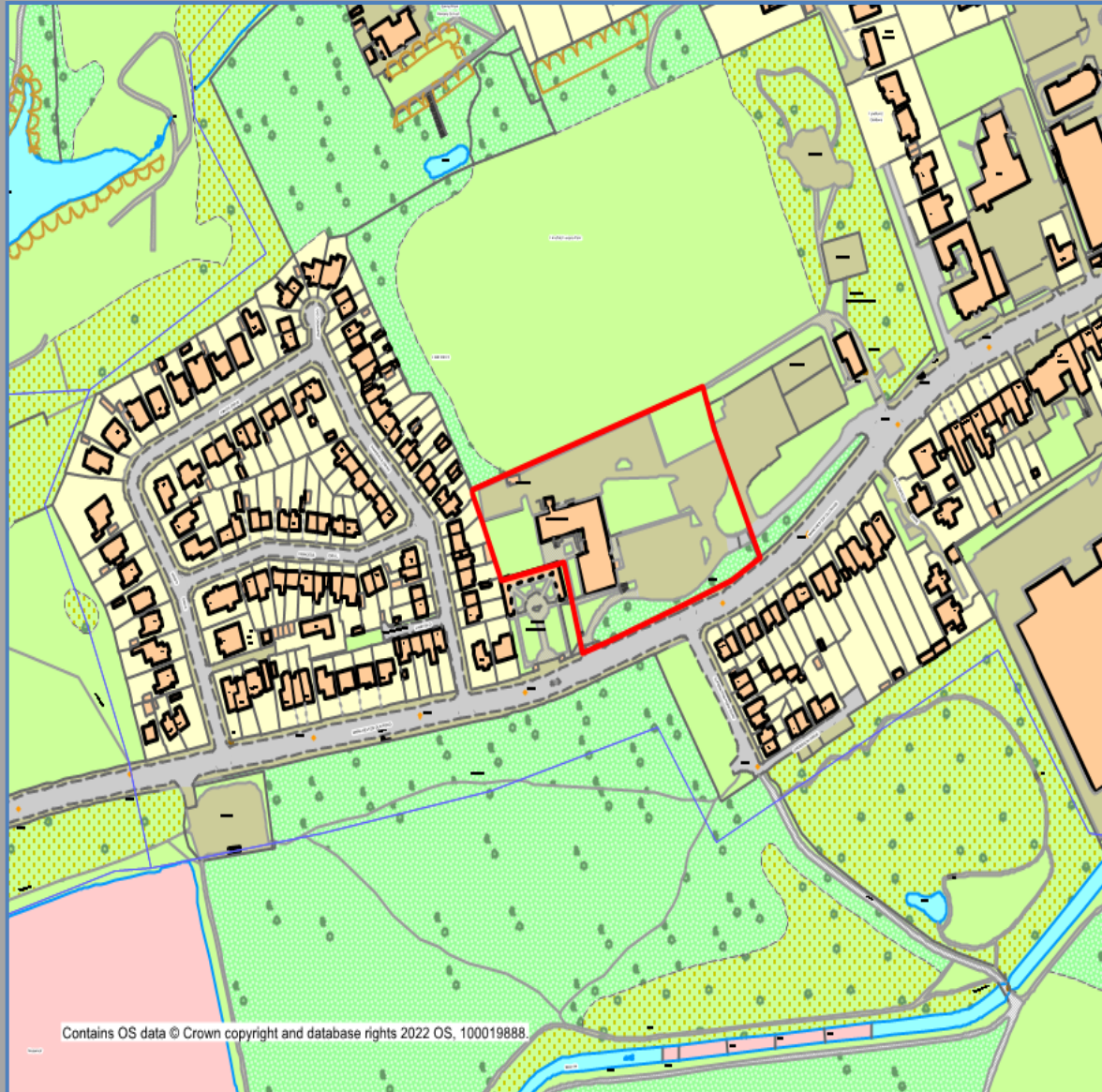
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1 Visual Audit

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

The site is roughly rectangular, and the boundaries are defined by Limefield Leisure Park to the North, to the East the site is defined by Middleton Skate Park, to the South the site is bound by Manchester Old Road (A576), to the West the site is bound by Middleton Cenotaph to the rear boundaries of the properties on Parkfield Drive. The site boundary with Manchester Old Road is well defined with a high blockwork wall.

The local area is generally residential with more commercial properties to the East of the site towards the district centre of Middleton. There is a large amount of open space in the area, particularly to the North and the South of the site.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st November 2021 to 31st October 2022.

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
8	7	7	41	6	<5	<5	<5	5	<5

- 2.1.1 The overall rate of crime for the local area is low for the Rochdale division, with less serious woundings being the highest recorded crime occurring the area. The low volume of crime is likely to be due to the large areas of undeveloped and open land to the west, where Limefield Park is located and north. The majority of crime has occurred to the east, around Kemp Street where housing and retail are located. The majority of violence has occurred within the dwelling or licenced premises, often between known associates or during domestic disputes.

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

- 2.2.1 Forcing open secure windows and doors (mostly to the rear 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.

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 using implements.

Possible Solution - All ground floor and easily accessible glazing should be laminated to prevent it from being easily damaged by offenders to gain entry (see section 4.3. for more details)

2.3 Risk Factors

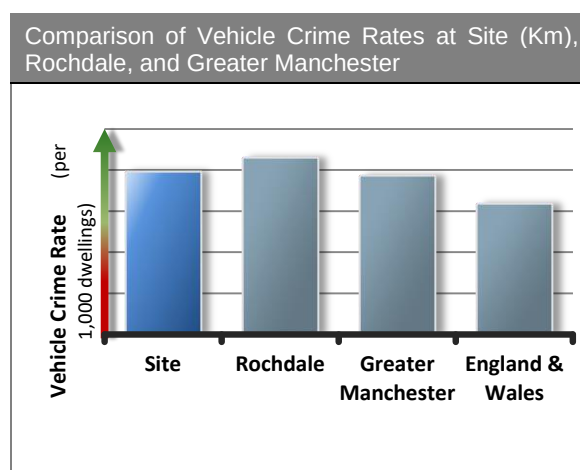
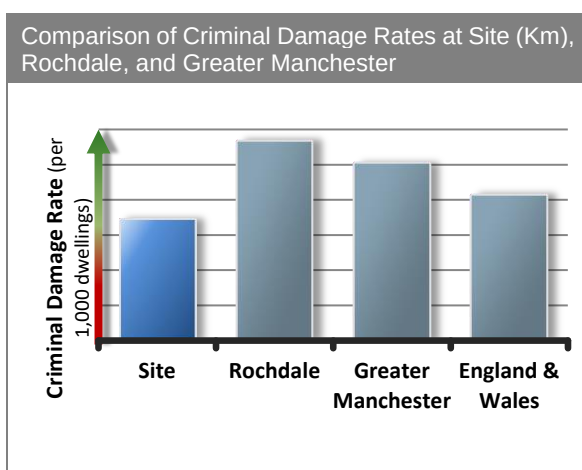
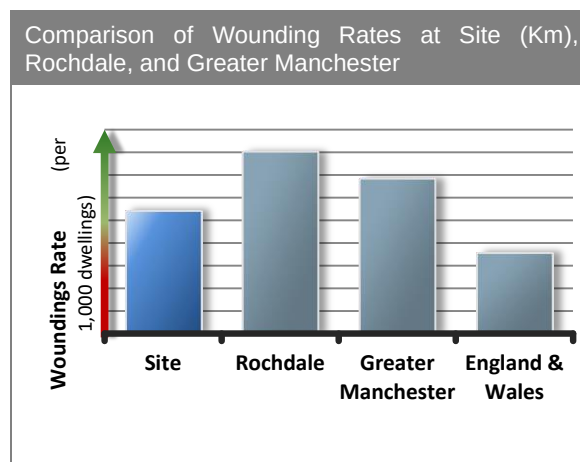
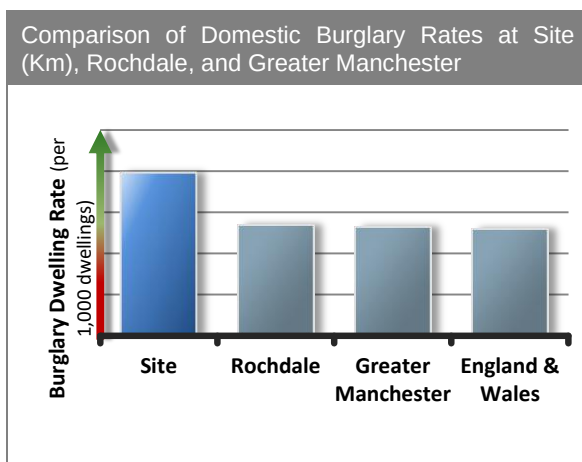
The typical security risks for a development of this nature are:

- 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

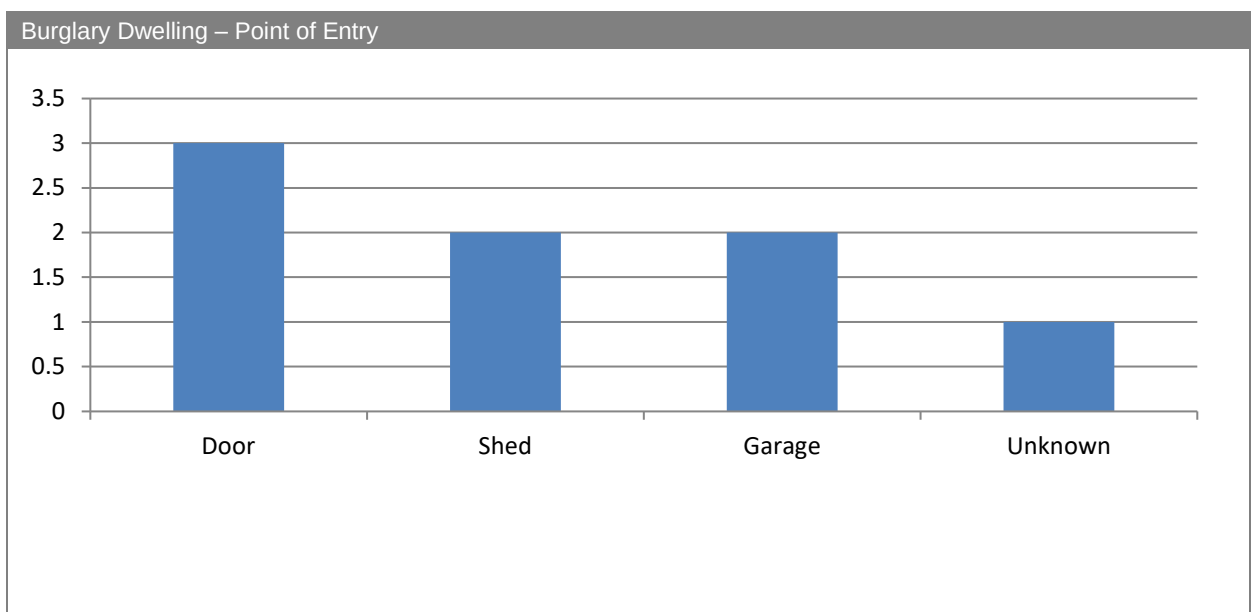
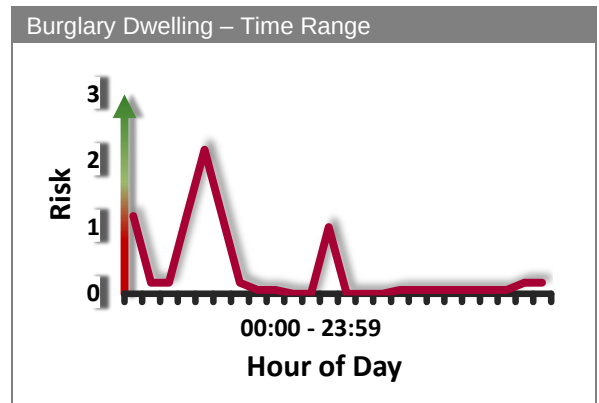
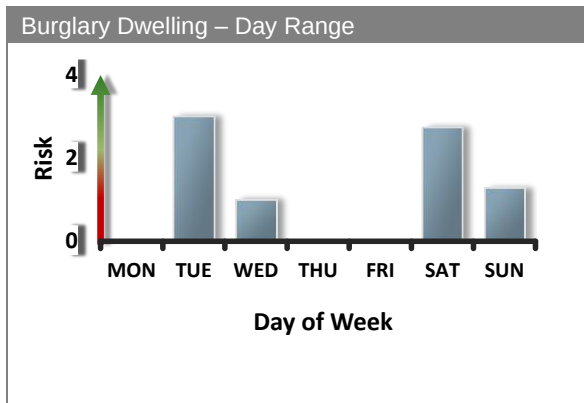
The rates below relate to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **47% higher** than Rochdale as a whole, **49% higher** than Greater Manchester and **53% higher** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **32% lower** than Rochdale as a whole, **20% lower** than Greater Manchester and **52% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **39% lower** than Rochdale as a whole, **32% lower** than Greater Manchester and **17% lower** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **8% lower** than Rochdale as a whole, **3% higher** than Greater Manchester and **25% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

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



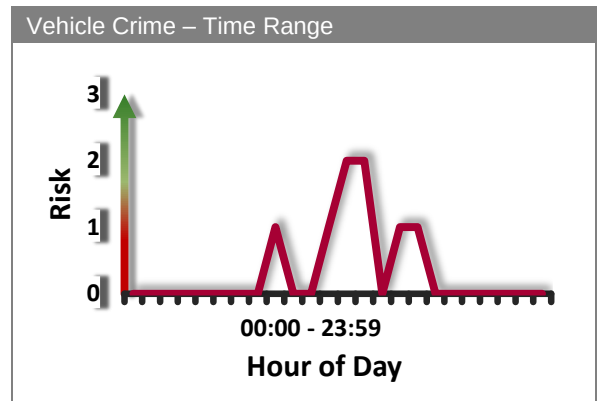
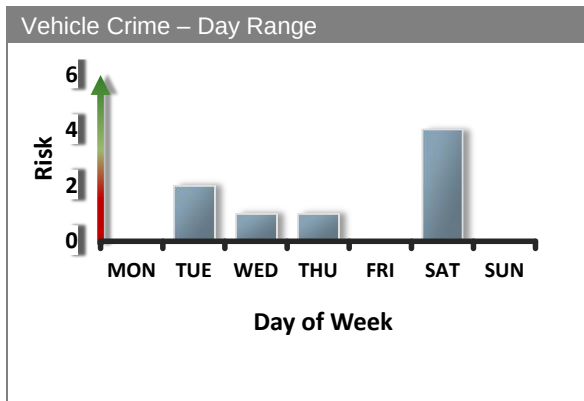
2.5.1 **Day/Time Range:** The risk of domestic burglary peaks on a Tuesday and Saturday during the early hours of the morning (2:30am – 6am). Offenders often target vehicles during the early hours of the morning when it is dark and there is less footfall in the area, giving offenders the perception that 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 (mostly to the rear of the property) using bodily pressure and implements in order to gain access to the property.
- Exploitation of insecure windows and doors.
- Entering the rear garden of the property and using bodily pressure and implements gain access to the garden shed.

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 Saturday during the afternoon (10am – 2pm). The proposed site is located within close proximity to a large car park and retail shops, where vehicles are often more vulnerable. Offenders often target vehicles in such areas as they are likely to be 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. townhouses and 80 no. bed residential care home.

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 currently vacant which can attract antisocial and criminal behaviour, the redevelopment of the site will encourage positive use of the site and nearby public realm areas by increasing residential activity in the area. The site entrance is currently littered with alcohol drink containers which shows some misuse of the site is taking place.
- 3.2.2 The proposed dwellings and care home building have relatively simple footprints with no recesses or other features that could assist an offender.
- 3.2.3 Ground floor bedrooms do not have external patio doors, allowing them to remain easily secured through the day.
- 3.2.4 All dwellings will have driveway parking. Vehicles parked in garages and on driveways are less likely to be targeted by offenders than when parked on the road or in communal parking courts.
- 3.2.5 The care home parking area will be well overlooked from the care home buildings, allowing for natural surveillance and for residents/staff to view parked vehicles.
- 3.2.6 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.
- 3.2.7 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. Houses in the development typically overlook other houses.

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.

Houses

- 3.3.1 Exposed gable ends of houses can generate antisocial behaviour to the detriment of residents (i.e. ball games or loitering) any exposed gable ends should be protected with shrubbery or a low boundary to prevent misuse. The side boundaries of plots no. 1 & 20 should be well defined to prevent misuse.
- 3.3.2 The site boundary and the rear boundaries of the houses, particularly where they abut public space should be a minimum of 2100mm in height and of robust construction (i.e. close boarded timber). It is recommended that a 300mm gravel/concrete kickboard is used to prevent damage. It is highly recommended that any accessible rear boundaries are protected with a strip of defensible planting.
- 3.3.3 The passageway between plots no. 10 & 11 should be restricted close to the front elevation of the dwellings to prevent a recessed space being created.
- 3.3.4 Visitor parking spaces should be well illuminated to deter offenders and to allow vehicles to be viewed when it is darked.
- 3.3.5 Bicycle and bin stores should be robust and secure enclosures to reduce the potential for misuse.

Care Home

- 3.3.6 The main entrance into the building should be capable of being operated on an access control system so that access can be restricted when the reception area is not staffed or out of typical visiting hours, such as late in the evening and during the night. The access control system should be a video intercom, allowing residents and staff to properly vet visitors.
- 3.3.7 Access from main lobby area of the care home into residential areas of the building should be restricted with an access control system, restricting access to residents, staff, and legitimate visitors.
- 3.3.8 The ground floor bedrooms on accessible elevations should have a defensible space buffer, i.e. a low boundary, so that the external windows cannot be easily accessed.
- 3.3.9 Ground floor bedroom windows should be fitted with window restrictors to prevent them being opened externally if not secured.
- 3.3.10 Access to the side and rear of the car home building/amenity space should be secured with access only for residents, to prevent misuse of the amenity space and to protect the bedrooms positioned at the side and rear of the building. Gates should be of robust construction (i.e. metal railings), and it should operate on access control (i.e. secured with a maglock), or be key lockable, the gate should be self-closing and self-locking so that the gate closes automatically behind residents and cannot be left insecure.
- 3.3.11 The boundary with the adjacent playing fields should be protected with a strip of defensible planting to restrict access to the boundary to prevent climbing and damage/graffiti.
- 3.3.12 Landscaping of grounds should be carefully considered, to avoid creating any areas which could be exploited by offenders. It is recommended that in close proximity to the building, parking areas, and access roads/paths that planting is maintained to a level where it does not exceed 1000mm in height and tree canopies should be a minimum of 2400mm from the ground; this is to ensure that good sightlines can be maintained.
- 3.3.13 The care home car parking areas and any pedestrian routes in the site should be illuminated in accordance with BS 5489.
- 3.3.14 An arm barrier, or similar, should be installed at the entrance to the site to prevent misuse and antisocial behaviour during the night.
- 3.3.15 The proposed bicycle store should be a secure, weatherproof enclosure, with access restricted to legitimate users. Cycle stands should be U-profile or similar allowing both wheels and the frame to be secured.
- 3.3.16 The bin stores should be a secure, robust, enclosure, and should be positioned within the rear amenity space to reduce the potential for misuse (i.e. fly-tipping or graffiti).

Externals

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- 3.3.17 The proposed access road should be illuminated to adoptable standard, to reduce the potential for crime and fear of crime. The access road should have a change of surface colour, or texture, at the entrance from the public highway as a symbolic barrier and signalling that the area beyond is private.
- 3.3.18 There should be a robust site boundary between this development and Limefield Park/Middleton Skate Park to prevent access from these adjacent spaces.
- 3.3.19 Landscaping should be carefully considered so that sightlines are not obscured and no areas that are concealed from view are created.
- 3.3.20 The proposed dwellings and care home should be built to Secured by Design standards.

4 Physical Security (Houses)

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. 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
 - 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 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.

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- ☐ 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 boundaries adjacent publicly accessible open space should have a strip of defensible planting to protect rear boundaries.
 - ☐ 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). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- ☐ 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.
- ☐ Parking spaces positioned to the side of dwellings should be illuminated with dusk-til-dawn lighting.

4.8 Car Parking Areas

- ☐ The 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 Other

- ☐ Meter cupboards should be located to the fronts of properties only, not in the private areas.
- ☐ Any rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.

5 Physical Security (Care Home)

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

5.1 Doors

- ☐ External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2. 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 security certification. The main entrance door and doors off the lobby area should be controlled by means of a video entry phone system (with the picture viewable on the phone unit, rather than on a television set), so that residents can vet callers to the building before allowing them access.
- ☐ Care home bedroom entrance doors must be compliant with and certified to BS PAS 24.
- ☐ Communal doors located within the corridors should include glazed elements to assist sight lines.
- ☐ Ground floor external French/double doors or sliding patio doors must be compliant with and certified to BS PAS 24.
- ☐ Any external escape-only doors (as with external doors in general) should be certified to BS PAS 24, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.
- ☐ The external door to the scooter store should be certified to BS PAS 24 or LPS 1175 SR2.
- ☐ The internal doors/frames providing access to any offices, plant, and stores, should be solid-core and capable of being deadlocked to secure them when unoccupied.

5.2 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.

5.3 Glazing

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

5.4 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.

5.5 Access Controls

- ☐ Access control systems should be operable by swipe card or fob, and not numeric keypads. The following doors should operate on access control:
 - Communal entrance doors
 - Internal lobby doors
 - Bin stores

- Staff only areas/stores
- Scooter store
- Amenity space

5.6 Boundaries

- ☐ Secure boundaries should be formed of 2100mm high walls / railings (with no mid-rails that could aid climbing). Care should be taken to ensure that any boundaries formed by a combination of walls and railings should have railing panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.
- ☐ Access from the front of the building to the rear amenity space should be restricted with a 1800mm high boundary.
- ☐ 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.

5.7 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).
- ☐ Planting must be avoided that will aid climbing over boundary treatments. The security of fences can be compromised if trees or street furniture are placed close by.
- ☐ 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.

5.8 Lighting

- ☐ External lighting must be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- ☐ Lighting to the access road and in parking areas should be in accordance with BS 5489 and display an average lux level of 20 lux with a uniformity level of no less than 25%.
- ☐ Lighting to public / communal areas (including footpaths and roads) should be evenly distributed and not create areas of shadowing or pooling. Any low-level lighting should be positioned to avoid creating glare.
- ☐ 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.

5.9 Other

- ☐ Any externally mounted rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.
- ☐ Consideration should be given to use of alternatives to lead in construction and minimise the amount of metal on visible elevations of the buildings. Inspection covers should be capable of securing to reduce potential access to cabling.

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- ☐ Bin stores should be secure, lockable, and fire-resistant enclosures. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development.
 - ☐ Mailboxes should be obtained from a supplier approved by Secured by Design and installed in accordance with the manufacturer's instructions (see www.securedbydesign.com).

6 Management & Maintenance

- 6.1.1 The designer must ensure that this report is included within the BIM management model so that all parties are aware of the requirements for construction and management.
- 6.1.2 A comprehensive security regime for the management of the development must be prepared and remain in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable, and up to date. All staff and residents should understand and accept the need for security measures, and it should be made easy for people to raise concerns or report observations.
- 6.1.3 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 maintenance plan should be drawn up to address issues such as:
 - Litter and graffiti removal to ensure that the site remains in good repair.
 - Regular inspection, service, and repair to communal security features (lighting, signage, access controls, alarms, fencing & gates)
 - Trimming and pruning to shrubs and trees to ensure that sight lines are maintained, and coverage of lighting is not impaired.
- 6.1.4 Ensure that the site management is for which the site was designed remains in place, such as 24-hour concierge / security patrols.

Information regarding security features (such as specifications of windows / doors and systems performance) should be conveyed to the ultimate owners or managers of the site to ensure that any future replacements continue to provide the same level of security and maintain any security accreditation for the development

7 Construction

- 7.1.1 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.
- 7.1.2 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).

8 Useful References

8.1 Secured by Design (SBD)

- 8.1.1 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
21/11/2022	Matthew Buckle	CIS application received
23/02/2023	Matthew Buckle	Revised drawings
16/03/2023	Matthew Buckle	Revised drawings/amendments

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
MPG.PH.CDSL.01	Coloured Detailed Site Layout	08/02/23	
MPG.PH.LP.01	Location Plan	28/10/22	

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		
B	Revised layout	23/02/23
C	Revised layout/amendments	16/03/23

MÜLLER