



CRIME IMPACT STATEMENT

Earl Street/Bethel Street, Heywood

23 No. Apartments

FOR: Style Builders

VERSION A: 9th April 2021

REFERENCE: 2006/1308/CIS/03

Greater Manchester Police

designforsecurity

Earl Street/Bethel Street

2006/1308/CIS/03

EXECUTIVE SUMMARY

Points for Further Consideration

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 development is broadly acceptable, in terms of designing out crime; however, the points raised in section 3.3 should be addressed including the following:

- Access to the rear of the building
- Ground floor apartment windows
- Recessed external doors

If the recommendations contained within section 3.3 are implemented we would be generally supportive of the planning application.



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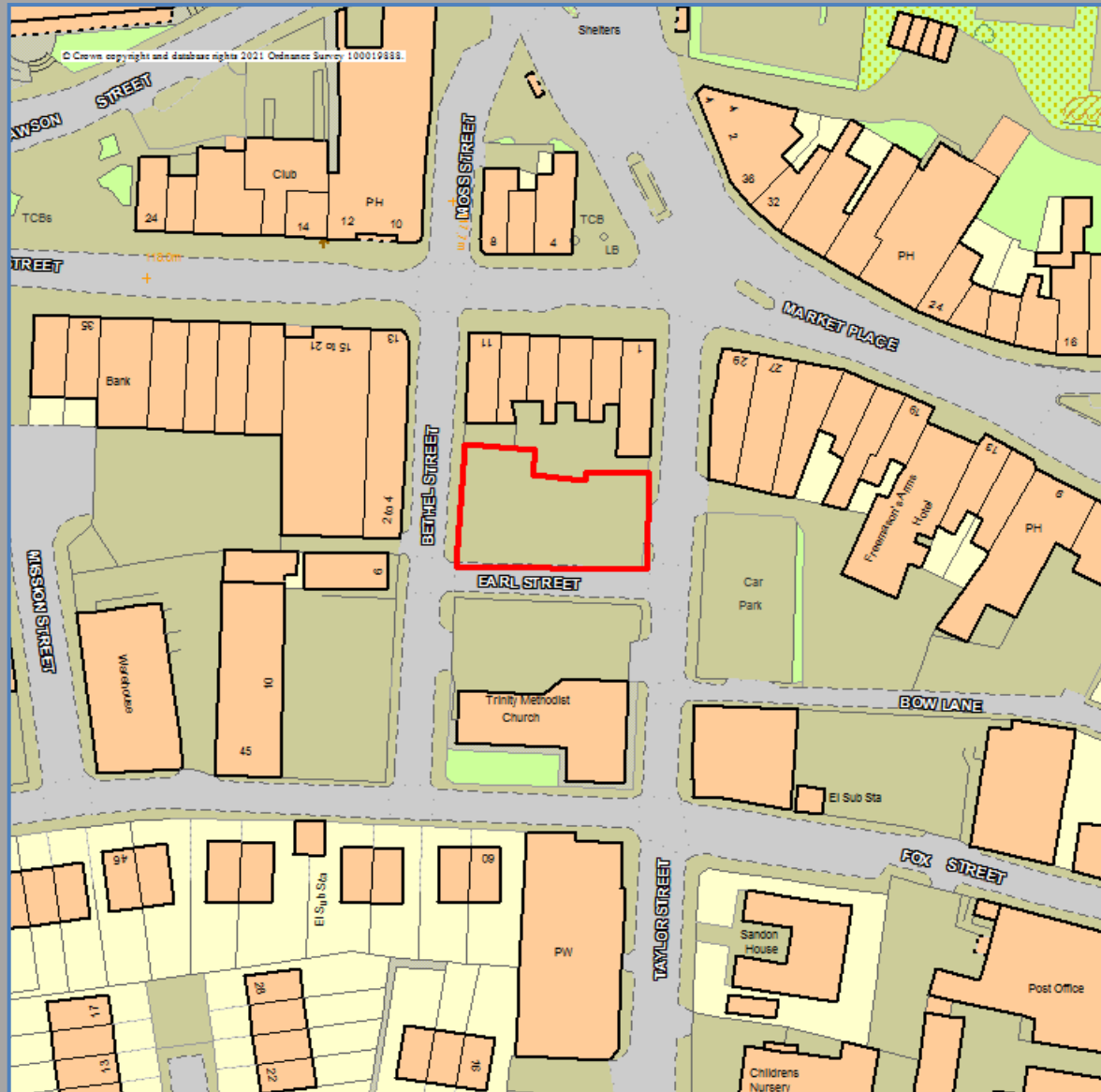
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1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is bound by Bethel Street, Earl Street, and Taylor Street. The site is currently been used as a car park, with access from Taylor Street. The car park is currently bounded by shrubbery, a low wall, bollards and the rears of commercial properties.

Local parking in the area is well used - both on street and in the local car parks. Residents with vehicles may struggle to park locally particularly during the day when the town centre area is busy - there is also a nursery in the area which could lead to additional parking issues at certain times. At night vehicles may be vulnerable due to lack of activity in the local area and poor provision of street lighting



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 2018 and 2019.

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
21	19	196	279	117	10	14	38	23	6

- 2.1.1 The overall crime rate in the local area is 114% higher than the average for Rochdale. The proposed site is located within Heywood Town Centre. Town and city centres often experience a greater volume of crime and disorder due to the increase in footfall and licenced and retail premises. Less serious wounding, criminal damage and theft have been the highest recorded offences taking place in the local area.
- 2.1.2 Less serious woundings have occurred throughout the local area, particularly to the north, around Bridge Street and Market Street. Offences involving violence have mostly occurred during the evening and early hours of the morning over the weekend period (Friday - Sunday), often when more people are visiting the town and attending licenced premises. Alcohol has often been a contributing factor to the violence.
- 2.1.3 A high concentration of criminal damage offences have occurred to the north west of the proposed site, around Bridge Street and surrounding roads. Offenders have mostly targeted dwellings (29% of criminal damage offences) and vehicles (31% of criminal damage offences). Offenders have often used objects or bodily pressure in order to smash glazing in both dwellings and vehicles.
- 2.1.4 Theft is high in the area, which is common in town centres. Offenders have used pick pocketing techniques in order to obtain mobile phones, bags and purses/ wallets from visits to the town. Offenders have also targeted property belonging to local businesses.

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

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

Possible Solution - Front and rear doors should be certified to burglary resistant standards (i.e. BS PAS 24). Front doors should be positioned where they can be viewed from the public highway/footway and rear doors should be positioned within a secure rear garden. External doors should be illuminated with dusk-til-dawn lighting.

- 2.2.2 Smashed glazing in windows and doors using implements.

Possible Solution – All ground floor glazing should incorporate at least one pane of glass rated as P1A under EN 356 so that it cannot be easily smashed or shattered.

- 2.2.3 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 where offenders can't easily gain access.

2.3 Risk Factors

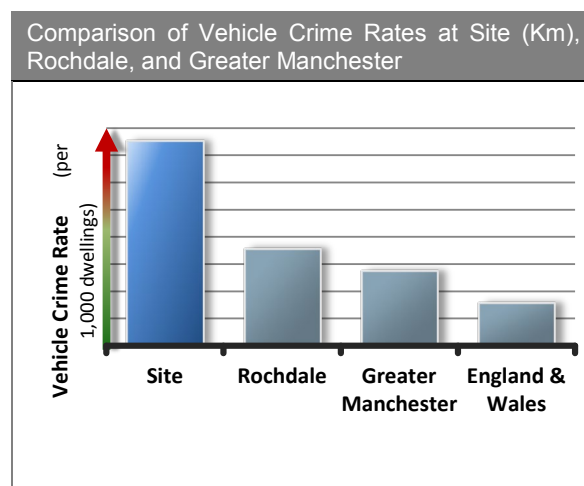
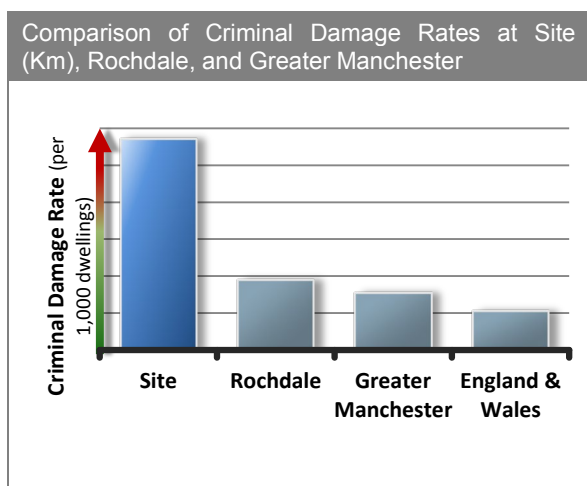
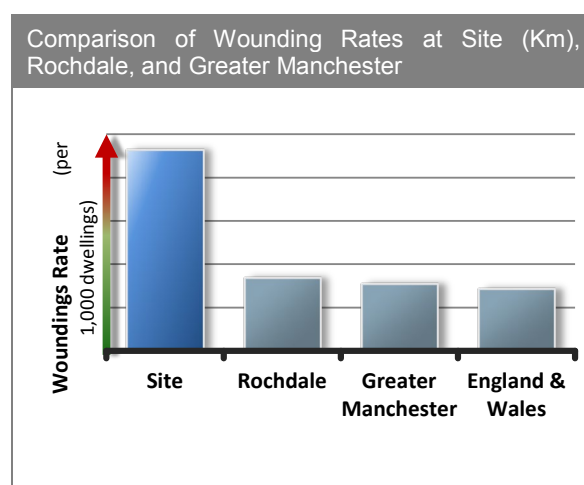
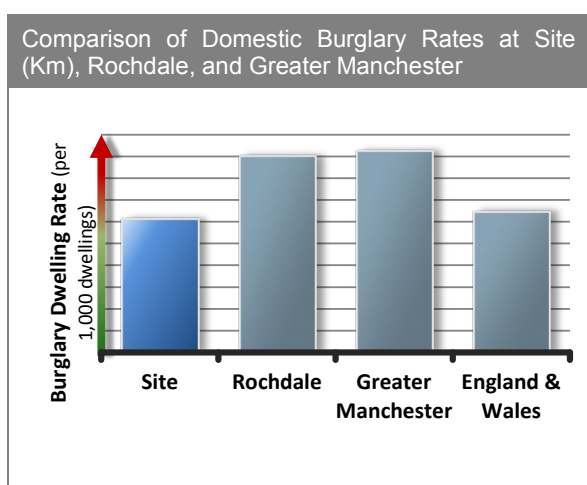
The typical security risks for a development of this nature are:

- 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 2020.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **32% lower** than Rochdale as a whole, **34% lower** than Greater Manchester and **5% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **178% higher** than Rochdale as a whole, **203% higher** than Greater Manchester and **224% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **202% higher** than Rochdale as a whole, **270% higher** than Greater Manchester and **451% higher** than England & Wales.

- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **110% higher** than Rochdale as a whole, **173% higher** than Greater Manchester and **375% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

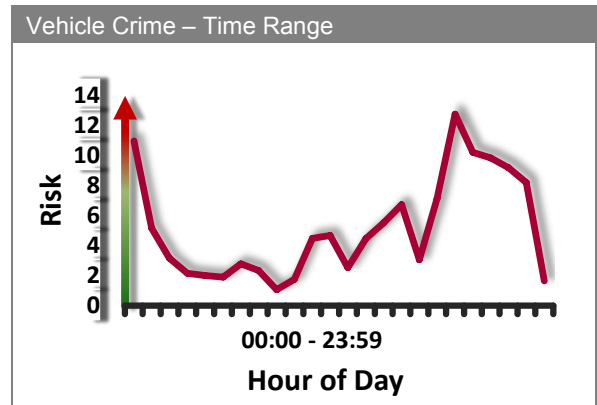
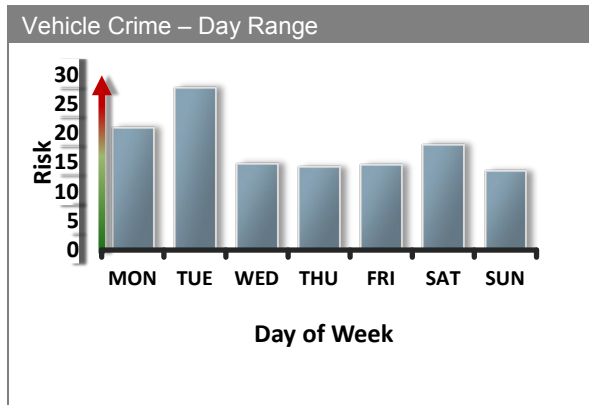
The data below relates to domestic burglaries committed within 500m of the site.



- 2.5.1 **Day/Time Range:** The risk of domestic burglary in the local area peaks on a Thursday and Friday, during the late evening (9:30pm - 11:59pm) and early hours of the morning (4am - 7am). Offenders often target properties in the late evening and early hours of the morning when it is dark and there is less foot fall 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 using bodily pressure and implements in order to gain access to the property.
 - Smashed glazing in windows and doors.
 - In cases where the entry point has been recorded as unknown, offenders have often exploited insecure windows and doors.
 - Gaining access to communal properties by means of tailgating residents/ forcing open doors, gaining access to insecure apartments.

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 and Tuesday during the evening and early hours of the morning. Offenders often target vehicles during this time as they are often parked on residential streets, out of sight of the owner and are left unattended for long periods of time, creating a preserved low risk opportunity for the offender.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development of is 23 no. apartments.

3.2 Positive Aspects of the Proposal

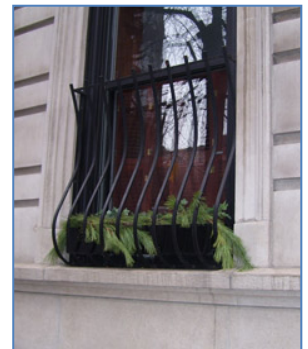
The following proposed features would make a positive contribution to the prevention of crime and fear of crime.

- 3.2.1 There will be a bicycle store inside the building allowing residents to securely store their bicycles internally.
- 3.2.2 The building does not have any blank facades which could potentially generate antisocial, or criminal, behaviour (i.e. ball games, loitering and graffiti).
- 3.2.3 The communal entrance to the building will be taken from Bethel Street and Earl Street where they will be well overlooked, allowing for natural surveillance opportunities.

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 Access to the rear of the building, from Bethel Street, should be restricted to residents to prevent this area generating antisocial behaviour to the detriment of residents.
- 3.3.2 The proposed communal entrances are recessed which can generate antisocial or criminal behaviour. To prevent creating areas concealed from view, or offering shelter from the environment, the depth of any recessed doorways should be restricted to 600mm.
- 3.3.3 Ground floor terraces are generally not recommended as residents can potentially leave apartments insecure inadvertently if the doors are left open. It is recommended that these terraces are omitted but if they remain it is essential that the doors are certified to BS PAS 24 and the glazing within them must incorporate a pane of laminated glazing. Ground floor apartments with terraced areas should be alarmed.
- 3.3.4 Ground floor apartment windows to all elevations of the building will not benefit from defensible space, leaving them fully exposed to the public realm and vulnerable to nuisance, damage and unauthorised access – particularly late in the evening/at night when the area is likely to be quieter than during the day. Windows should be protected ornate grilles, railings or bars (e.g. belly bars with planter to soften the visual impact - see opposite) to deter abuse. These windows must be certified to BS PAS 24, glazing must incorporate a laminated pane rated as P1A under EN 356, and opening restrictors should be installed
- 3.3.5 External communal access doors must be compliant with and certified to BS PAS 24, 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 in to 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 in to the building. There should be no unrestricted trade access in to the building.
- 3.3.6 Either a secure postal lobby should be created, or secure through-the-wall mail boxes should be provided for each apartment. Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to BS PAS 24, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.
- 3.3.7 Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead. Chain limiters are recommended but not essential.



4 Physical Security

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

4.1 Doors

- ☐ External communal access doors should be single-leaf and 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 and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification. Access in to 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 in to the building. There should be no unrestricted trade access in to the building.
- ☐ Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to BS PAS 24, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead. Chain limiters are recommended but not essential.
- ☐ Any ground floor or easily accessible external French/double doors or sliding doors must be compliant with and certified to BS PAS 24.
- ☐ Communal doors in to circulation cores from a secure basement car park should have multi-point electronic locking, operable via an access control system.
- ☐ Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ 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.

4.2 Windows

- ☐ All windows, where possible, should be certificated to BS 7950 or BS PAS 24. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.
- ☐ Any ground floor and easily accessible opening lights (escape requirements permitting) should be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.
- ☐ Any curtain walling panels should include laminated glazing and should ideally be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.

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 in to 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 key pads. The following doors should operate on access control:
 - Communal doors
 - Bin stores
 - Bicycle stores

4.6 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.

4.7 Other

- ☐ Any cycle stores should be secure, lockable enclosures. For further information refer to our cycle storage guidance document: http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf
- ☐ Any 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.

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
04/03/2021	Jennifer Chan	CIS application confirmed

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
8435-301	Location Plan, Existing and Proposed Site Plans	Nov 20	B
8435-302	Location Plan	Nov 20	A
8435-311	Proposed Floor Plan	Nov 20	B
8435-312	Proposed Roof Plan	Nov 20	B
8435-321	Proposed Elevations	Nov 20	B
	Design and Access Statement	19/11/20	

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		