

CRIME IMPACT STATEMENT

Dobfield Road

14 No. Houses

FOR: Mr John Bullock

VERSION A: 29th January 2019

REFERENCE: 2019/1015/CIS/01

Greater Manchester Police

designforsecurity

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CPT
CRIME PREVENTION TEAM

Dobfield Road

2019/1015/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 residential development is acceptable in general; however recommendations made in section 3.3 of this report should be implemented to enhance the security of the development. It is also recommended that the development is built to Secured by Design standards.



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Contents

1 Visual Audit 4

2 Crime Statistics & Analysis 5

2.1 Crime Summary

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

2.3 Risk Factors

2.4 Crime Rate Comparison

2.5 Domestic Burglary: Risk Analysis

2.6 Vehicle Crime: Risk Analysis

3 Layout Appraisal 8

3.1 Proposed development

3.1 Positive Aspects of the Proposal

3.2 Changes Needed and Recommendations

4 Physical Security 9

4.1 Doors

4.2 Windows

4.3 Glazing

4.4 Alarms

4.5 Boundaries

4.6 Landscaping

4.7 Lighting

4.8 Other

5 Management & Maintenance 11

6 Construction 11

7 Useful References 11

7.1 Secured by Design (SBD)

Appendix

A Contact register 12

B Associated Documents 12

C CIS Version History 12

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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 Smithybridge area of Rochdale. The site is bound by existing properties to the North, greenspace to the East and South, and to the West the site is bound by the Rochdale Canal.

The area surrounding the site is rural and much of the surrounding area is undeveloped greenspace – particularly to the North and East of the site. There are a number of residential properties in the area including the newly built properties opposite Sacred Heart Football Club and those on Belfield Mill Lane.

The development site lies adjacent the Rochdale Canal; however, the tow path is on the opposite side of the canal and the site cannot be accessed from the canal side easily.













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2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st July 2018 and 30th June 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
13	<5	24	58	8	<5	<5	13	6	<5

2.1.1 The overall crime rate in the local area is high for Rochdale, with an exception to criminal damage which is just below the average for Rochdale. It should be taken into consideration the location of the proposed site, the majority of the area consists of undeveloped land in which crimes often do undetected. There is a housing estate situated to the north-west and south-west of the proposed site, which is where the majority of crimes have taken place. Less serious wounding, domestic burglary and vehicle crime have been the highest recorded crimes in the area.

2.1.2 Less serious woundings have mostly taken place to the south west, around Mentmore Road. Offences have mostly involved assaults and public order offences, in which the majority of offences have been domestic incidents. Domestic burglaries are mostly taking place to the south of the proposed site, along Mentmore Road and Coppy Bridge Drive. Offenders have mostly approached the rear of properties and using bodily pressure and breaking glazing, gained access to the property. Vehicle crime offences have mostly involved criminal damage and theft from motor vehicle. Offences have taken place throughout the local area. Offenders have mostly targeted securely parked vehicles, breaking glazing or over riding the locking mechanism in order to gain access, or scratching paint work and damaging the body work causing criminal damage.

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.

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) and be fitted with opening restrictors to prevent them from being opened from the outside if left insecure.

2.2.2 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).

2.2.3 Exploitation of insecure windows and doors (mostly to the front of the property).

Possible Solution – Ground floor windows should have opening restrictors installed so that they cannot be opened from the outside if left insecure.

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

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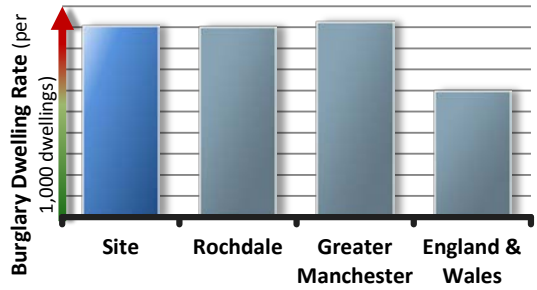
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

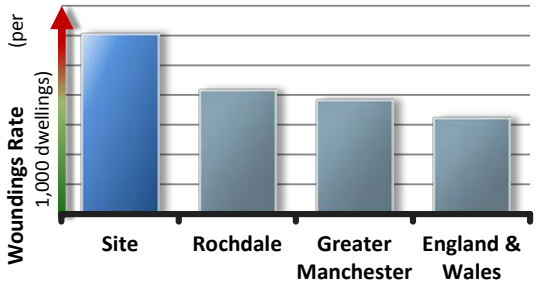
2.4 Crime Rate Comparison

The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2018.

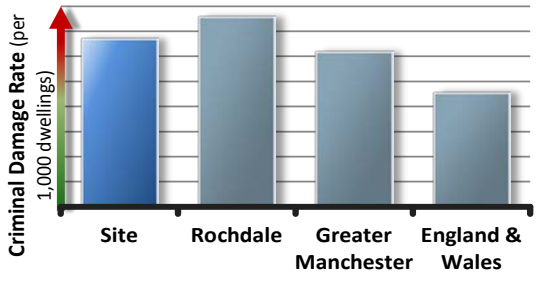
Comparison of Domestic Burglary Rates at Site (Km), Rochdale, and Greater Manchester



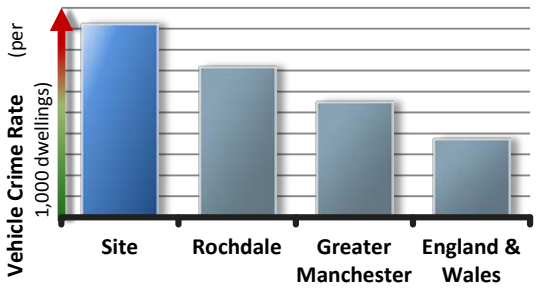
Comparison of Wounding Rates at Site (Km), Rochdale, and Greater Manchester



Comparison of Criminal Damage Rates at Site (Km), Rochdale, and Greater Manchester



Comparison of Vehicle Crime Rates at Site (Km), Rochdale, and Greater Manchester



2.4.1 The rate of domestic burglaries per 1000 dwellings is **1% higher** than Rochdale as a whole, **2% lower** than Greater Manchester and **52% higher** than England & Wales.

2.4.2 The rate of woundings per 1000 dwellings is **46% higher** than Rochdale as a whole, **59% higher** than Greater Manchester and **89% higher** than England & Wales.

2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **12% lower** than Rochdale as a whole, **9% higher** than Greater Manchester and **47% higher** than England & Wales.

2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **29% higher** than Rochdale as a whole, **67% higher** than Greater Manchester and **148% higher** than England & Wales.

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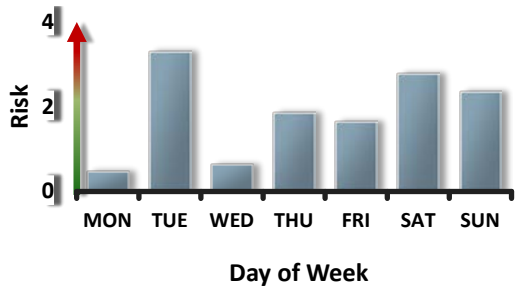
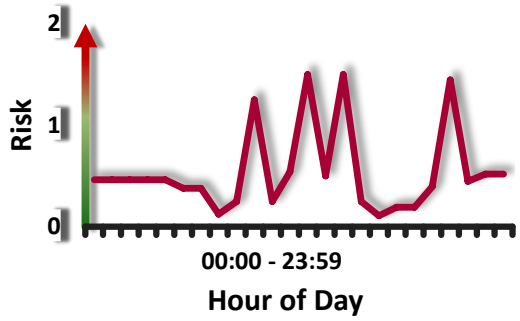
2.5 Domestic Burglary: Risk Analysis

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

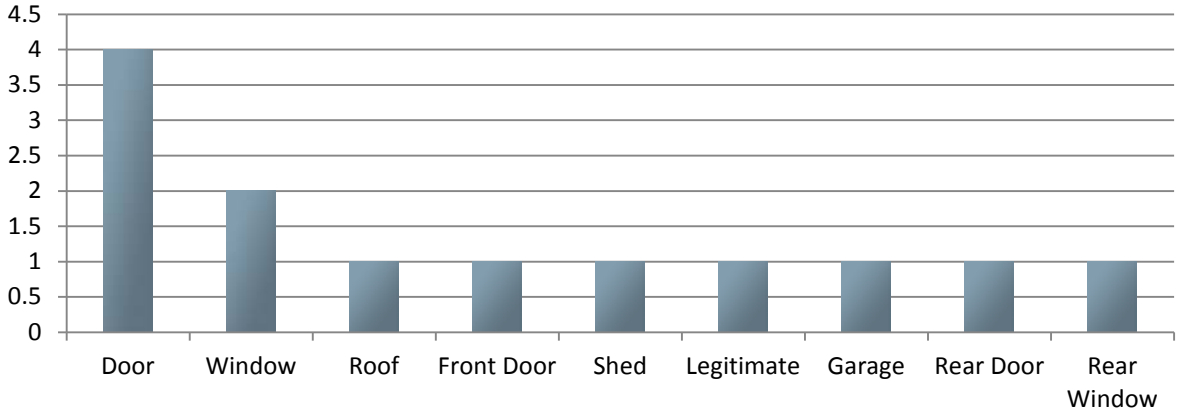
Burglary Dwelling – Day Range



Burglary Dwelling – Time Range



Burglary Dwelling – Point of Entry



2.5.1 Day/Time Range: The risk of domestic burglary peaks on a Tuesday during the afternoon (12pm – 3pm) and evening (7:30pm – 9pm). Offenders often target properties during the afternoon as residents are more likely to be away from the property work or attending educational facilities. This gives 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 entry.
- Exploitation of insecure windows and doors.
- Breaking glazing in windows and doors using implements.
- Entering the rear garden of the property, by means of climbing fencing and using bodily pressure and implements gain access to the garden shed.
- Removal of roof tiles in order to gain access to the garage.

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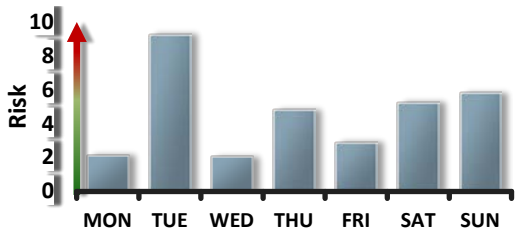
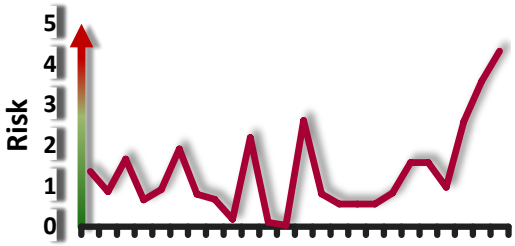
2.6 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.

Vehicle Crime – Day Range



Vehicle Crime – Time Range



2.6.1 Day/Time Range: The risk of vehicle crime in the local area peaks on a Tuesday during the late evening (9pm – 11:59pm). Offenders often target vehicles in the evening when it is usually dark and there is less foot fall in the area, giving offenders the perception that they are less likely to be identified.

3 Layout Appraisal

3.1 Proposed development

3.1.1 The proposed development is of 14 no. houses.

3.1 Positive Aspects of the Proposal

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

3.1.1 Access to the site cannot be gained from the adjacent canal because the tow path is located on the opposite side of the canal and there is a steep level change from the development and the canal.

3.1.2 The plans show that the majority of dwellings in the development will have driveways and some will have garages. Cars parked on driveways and in garages are less likely to be targeted by offenders than those parked on residential streets or within communal parking areas.

3.1.3 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.

3.1.4 Properties within the development typically overlook over properties, allowing for natural surveillance opportunities.

3.1.5 Front gardens of the dwellings will be well defined, forming a defensible space buffer between the front gardens and the public footway.

3.1.6 The rate of residential burglary in the local area is lower than what is experienced across both the borough of Rochdale and Greater Manchester as a whole.

3.1.7 Bins will be positioned in secure rear gardens where they cannot be subject to misuse.

3.2 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.

3.2.1 The front doors of plots no. 1 & 7 are located on the side elevation of the dwelling where they cannot be easily observed. It is highly recommended that the doorway and these parking spaces are illuminated to a high standard to deter offenders.

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3.2.2 Doors in to houses, from garages, should be certified to BS PAS 24; alternatively, the garage door should be certified to LPS 1175 SR1 or STS202 BR1.

3.2.3 The access to the front doors of plots no. 12-14, from the access road and parking areas should be clearly defined so that desire lines are not created through landscaped areas.

3.2.4 Access in to rear gardens from the front garden should be restricted to residents. Gates in to rear gardens, from front gardens, should be positioned as close to the front elevation as possible to restrict access to the sides of properties to residents. Gates should be a minimum of 1.8m high and lockable from both sides. Where a passageway is created between two houses it should be secured with access restricted to residents.

3.2.5 Where driveways are located at the side of dwellings it is highly recommended that dusk-til-dawn lighting is provided on the gable end to deter offenders from targeting vehicles.

3.2.6 The proposed access road should be illuminated to adoptable standard, to reduce the potential for crime and fear of crime.

3.2.7 Front gardens should ideally be well defined with a low boundary treatment or low level planting (i.e. to an approximate height of 1000mm).

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.

☐ Doors in to houses, from garages, should be certified to BS PAS 24; alternatively, the garage door should be certified to LPS 1175 SR1, STS202 BR1.

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

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- 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 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 boundaries adjacent publically accessible open space should have a strip of defensible planting should 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 in to 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.

☐ Garage doors should be illuminated with dusk-til-dawn lighting.

☐ 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.

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4.8 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 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/

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A Contact register

Date	Contact With	Summary of Contact

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
1285/001	Proposed Site Plan – GF	07/08/19	A
1285/002	Proposed First Floor – Site Layout	07/08/19	
1285/100	House Type A – Plans & Elevations	07/08/19	A
1285/101	House Type B – Plans & Elevations	07/08/19	A
1285/102	House Type C1 – Plans & Elevations	07/08/19	
1285/104	House Type D – Plans & Elevations	07/08/19	
1285/105	House Type E – Plans & Elevations	07/08/19	A
1285/106	House Type F – Plans & Elevations	07/08/19	A
1285/107	House Type G – Plans & Elevations	07/08/19	
1285/SLP	Site Location Plan	21/10/19	

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		

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