

10 January 2023

Crime Impact Statement

Proposed Apartments at Townhead, Yorkshire Street, Rochdale

1.0 Introduction

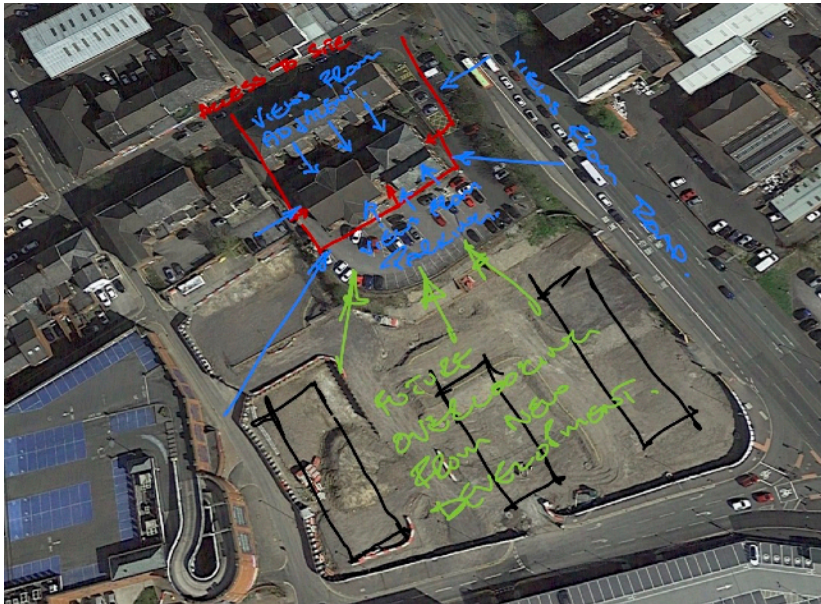
This statement sets out the design considerations for a proposal to seek planning permission and listed building consent for the change of use of the former Council offices at Townhead to form 14 residential apartments.

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 property is listed grade II. This will impact on some of the measures proposed.

2.0 Visual Risk Audit

The proposed development site is not currently well overlooked due to level changes and it's positioning at the rear of the retail units to Yorkshire Street. Landscaping is limited but has been designed to take account of and maximise the opportunities for natural surveillance of the building, its surroundings and approaches.



Views into the site are available, but hindered by topography and trees outside the site perimeter.

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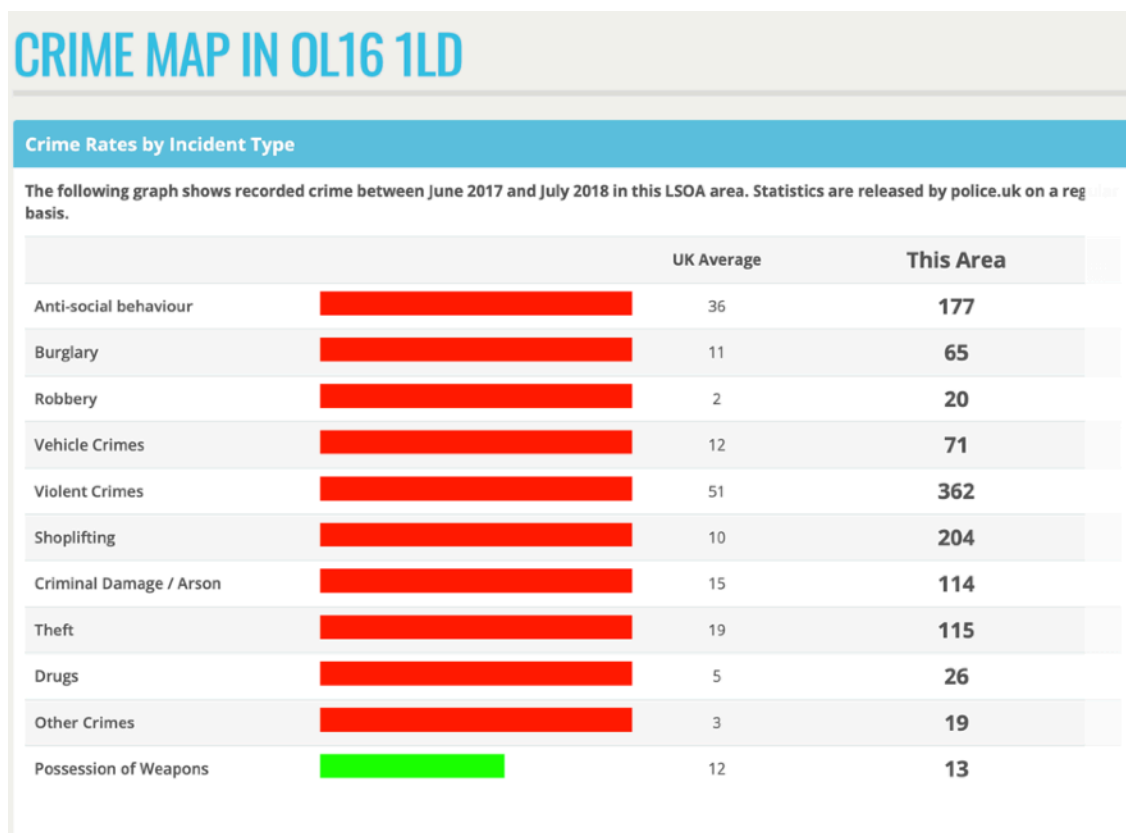
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3.0

Crime in the area

The latest information available on-line, dating from 2017/8, notes that the number of crimes recorded within the area over the previous 12 months is as follows:



Source: postcodearea.co.uk_ol161ld_crime-map

The most frequently occurring offences over the 12 months in the research area have been anti-social behaviour, violent crimes, miscellaneous theft and criminal damage. These types of crime are typical of those experienced in, or within, close proximity of district, town or city centres, where there is often a concentration of retail, commercial and licensed premises, leading to a concentration of crime and disorder issues.

As this Crime Impact Statement has been prepared for a residential development on this edge of town centre site, the more detailed analysis below therefore concentrates on residential burglary and vehicle crime.

Residential burglary accounts for 5.5% (65 offences) of victim based crimes recorded in the dataset, this is significantly less than the national trend of around 11% in the same period. Previous data for the area suggests that front doors and rear windows are the target points for forced or unauthorised entry to properties, and that most burglaries occur on midweek afternoons, or in the dark of early morning or the evening when properties are expected to be unoccupied.

Vehicle related crime accounts for 6% (71 offences) of victim based crimes recorded in the dataset, this is significantly less than the national trend of around 14.5% in the same period.

2.1 Risk Factors

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

1. Heritage Crime (an estimated 18.7% of all listed buildings were physically affected by crime last year).
2. Domestic burglary
3. Bogus callers and distraction burglary
4. Criminal damage to property and vehicles
5. Antisocial behaviour
6. Theft of/from parked vehicles
7. Unauthorised access to buildings/private space
8. Entry to common areas of the building by following others
9. Poor maintenance of access control systems
10. Theft and criminal damage during the construction period

These can be split into the headings described below.

2.2 Heritage Crime

An estimated 18.7% of all listed buildings were physically affected by crime last year. The impact on 40% of the affected buildings was substantial. The biggest single threat is metal theft, Townhead has been targeted for this while vacant. Other risks include vandalism, theft of other materials and arson. Returning the building back into use and occupation is the preferred way of reducing harm to the historic building.

2.3 Building or entry related risks

Domestic burglary, bogus callers and distraction burglary, including unauthorised access issues relate to the security of the building envelope and individual dwellings within it. These can be mitigated against by security measures, including natural surveillance and CCTV, robust detailing of the building fabric, locks and access controls.

2.4 Theft of/from parked vehicles

There is little parking within the site. This is overlooked by dwellings and has natural surveillance from passers by, augmented by PIR lighting and CCTV.

2.5 Antisocial behaviour

The site is on the edge of the town centre. Whilst the site has been vacant there have been incidences of antisocial behaviour. These have largely been addressed by the introduction of CCTV and the introduction of the adjacent camera controlled parking area (outside the site curtilage). As the site is occupied it is anticipated that the remaining instances of antisocial behaviour, such as fly-tipping, will reduce or cease.

2.6 Theft and criminal damage during the construction period

Whilst the site has been vacant there have been incidences of theft and damage. These have largely been addressed by the introduction of CCTV and the introduction of the adjacent camera controlled parking area (outside the site curtilage). Site management and security will be introduced to address this.

2.7 Poor maintenance of access control systems

The building will be managed on completion. This will include the managing of maintenance and the servicing of security features.

3.0 Design Response to Crime Risks

3.1 Approach and External Areas

The site is accessed from Yorkshire Street via two short access ways leading to the building and shared with the car park which is outside the site curtilage. There is pedestrian access along the front of the building to the centre door and limited parking, together with a path and bin store to the rear of the building.

As the routes are open and not lockable, the proposals have been designed to ensure that spaces are well lit with natural surveillance and CCTV.

One entrance is sited in a recess to the front of the building. Building recesses offer concealment from view and hinder sightlines. This has the potential to leave residents/visitors vulnerable as they cannot determine any threats when approaching the entrance. As the building is listed and change to infill the recess would impact on it's character, PIR operated lighting has been introduced to provide an indication if people are within the recessed area at night. The area also has natural surveillance by residents of adjacent flats and passers-by.

3.1.1 Perimeter Treatment

The access and parking are shared with other users. The perimeter is therefore open to the south, east and west.

The north boundary is to the rear yards of shops on Yorkshire Street. This will be fenced. A bin store will be formed as a gated compound to secure this area and any debris to maintain the tidy appearance of the area.

3.1.2 Lighting and Visibility

As the site is open, supervision of external areas is considered important. PIR operated floodlighting to the perimeter of the building will provide lighting to access, to identify when people are moving around the building and to assist in natural surveillance by residents and passers-by.

CCTV is proposed to provide additional security and record access and activity around the building. This will provide general passive supervision, together with targeted supervision of entrances and building recesses to each side of the link to the front and rear.

3.1.3 Car parking

There is only limited parking available at the rear of the building. Landscaping is to be provided to restrict this to the area immediately to the west of the site, where the cars will have natural surveillance by passers-by, lighting and CCTV camera coverage.

3.1.4 Landscaping

Low species planting is proposed, not exceeding 1000mm in height, in order to avoid places of concealment, unnecessary maintenance and to allow people to see their surroundings better.

Landscaping has been provided to create defensible space adjacent to habitable room windows where this can be achieved.

3.2 Building Envelope

3.2.1 Entry to building - External Doors

Forcing of doors is one of the common means of entry during burglary.

Entrances will be protected by solid, panelled or securely glazed doors. Door rails, stiles and muntins should be at least 44mm thick. After rebating, frame components should retain at least 32mm of timber and any panel within the doorset should be at least 15mm thick. The panel should be securely held in place. Beading should be mechanically fixed and glued in position, whilst the smaller dimension of each panel, which can be either the width or height of the panel, should be 230mm or less. Glazed doors and sidelights must be glazed with units incorporating laminated glass meeting, or exceeding, the requirements of BS EN 356:2000 class P1A.

Communal doors should be substantial and appropriate for the listed building. They should be capable of being operated via an electronic access control system, operable by swipe card or fob, rather than a numeric keypad. The communal entrance doors should be self-closing, secured with an electronic lock, and capable of being operated via an electronic access control system. Access should be controlled by a camera entry phone system with live audio and visual communication between the occupant and the visitor; so that residents can check visitors before allowing them access in to the building. There should be no unrestricted trade access in to the building.

The retained external access door to apartment 7 should be fitted with appropriate BS rated locks as other the individual apartment doors.

Letter plates where provided are to meet the requirements of Building Regulations approved document Q.

3.2.2 Windows

The building is listed. The windows are typically double glazed traditional sash windows. Any windows within 2m of ground level or the single storey roof of the link should be secured with key lockable hardware unless designated as emergency egress routes within the Building Regulations.

3.3 Communal areas and access to dwellings

3.3.1 Lighting of Communal Areas

Communal entrance hall, lobbies, landings, corridors, stairwells and all entrance/exit points shall have 24 hour lighting (switched using a photoelectric cell). This may be dimmed during hours of low occupation to save energy.

3.3.2 Entrance doors to apartments

Entrance doors should be fire rated doorsets, with a mortice lock conforming to the BS 3621:2017 (key locking both sides) or BS 8621:2017 (non-key locking on the internal face) and fitted one third of the way up the lock stile: supplemented with a surface mounted rim lock conforming to the same standard, fitted one third of the way down the lock stile. All bespoke doorsets shall be installed with hinge bolts or specialist interlocking hinges. Hinges accessible from outside the building should not have removable pins. A door chain or opening limiter meeting the requirements of the Door and Hardware Federation Technical Specification 003 (DHF TS 003) must be installed on the doorset. A door viewer meeting the requirements with the Door & Hardware Federation Technical Specification 002 (DHF TS 002) standard must be fitted between 1200mm and 1500mm from the bottom of the door.

3.3.3 Service doors and hatches

The door to the basement and doors to lockable stores and plant/meter rooms should be as entrance doors to apartments.

Loft hatches located in communal areas, such as over landings in blocks of flats, must be locked to prevent access into a dwelling via the loft space. Where padlocks, hasps and staples are used to secure the hatch the products must be certificated to BS EN 12320:2012, Sold Secure 'Silver' or LPS 1654 Issue 1.1:2014 Security Rating 1 and fitted in accordance with the manufacturer's instructions.

4.0 Security during the construction phase

The site is currently vacant. There have been past issues with break ins, vandalism, material theft and fly tipping on the site. Measures, including boarding up of access points, renewal of doors and the installation of CCTV have been taken to improve the security of the building.

5.0 Management of the building in use

The upkeep of the building in the future will be crucial to its ongoing security and safety.

This may include litter and graffiti removal, maintenance of communal security features (lighting, signage, access controls, CCTV, alarms, fencing & gates) and maintenance of planting to ensure that sight lines are maintained and that coverage of lighting and CCTV is not impaired.

Information regarding security features (such as specifications of windows / doors and systems performance) should be conveyed to the residents and managers of the site to ensure that security and safety is maintained.

6.0

Conclusion.

The proposals are for the return of a listed building into use, securing its future from the risk of future harm.

The approaches to the building and landscaping have been designed to provide lighting and overlooking where practicable, augmented with CCTV to recessed areas and car parking. The site can not be fenced as it is open to a carpark outside the applicants ownership and as fencing close to the building would impact on the setting of the listed building.

The building envelope will be secured with BS standard door locking and electronic access controls. Multipoint locking is not considered appropriate to many doors due to the historic fabric of the listed building. Externally accessible windows have locks fitted.

Internally, common circulation spaces are only accessible via access control systems or locked doors. They will be lit with PIR operation of lighting.

Access doors to the apartments are secured with BS standard door locking. They will have door viewers (peepholes) to allow identification of visitors should they manage to bypass the entry systems.

The proposals will bring a listed building back into use securing it from the risks of heritage crime. The limitations of the historic building prevent full secured by design compliance, but the measures proposed will provide secure access with natural surveillance for the safety of residents and property.

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