



CRIME IMPACT STATEMENT

Hopwood Hall College, Rochdale Campus
New Build Further/Higher Education Block & Nursery

FOR: SHEPPARD ROBSON

VERSION A: 14th February 2025

REFERENCE: 2007/1614/CIS/07

Greater Manchester Police

design**for**security

Hopwood Hall College, Rochdale Campus

2007/1614/CIS/07

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 development is acceptable in general; however the following concerns should be addressed:

- Doors into the nursery from the college should be locked at all times and be fitted with alarm contacts.
- All retained boundaries should be inspected for damaged and repaired/replaced where necessary. New boundaries and gates should be to the same height/specification of the existing perimeter.
- Landscaping/vegetation to the front of the building should not impede sightlines or potentially conceal an offender from view.
- CCTV, robust access control, and a monitored intruder alarm should be provided.

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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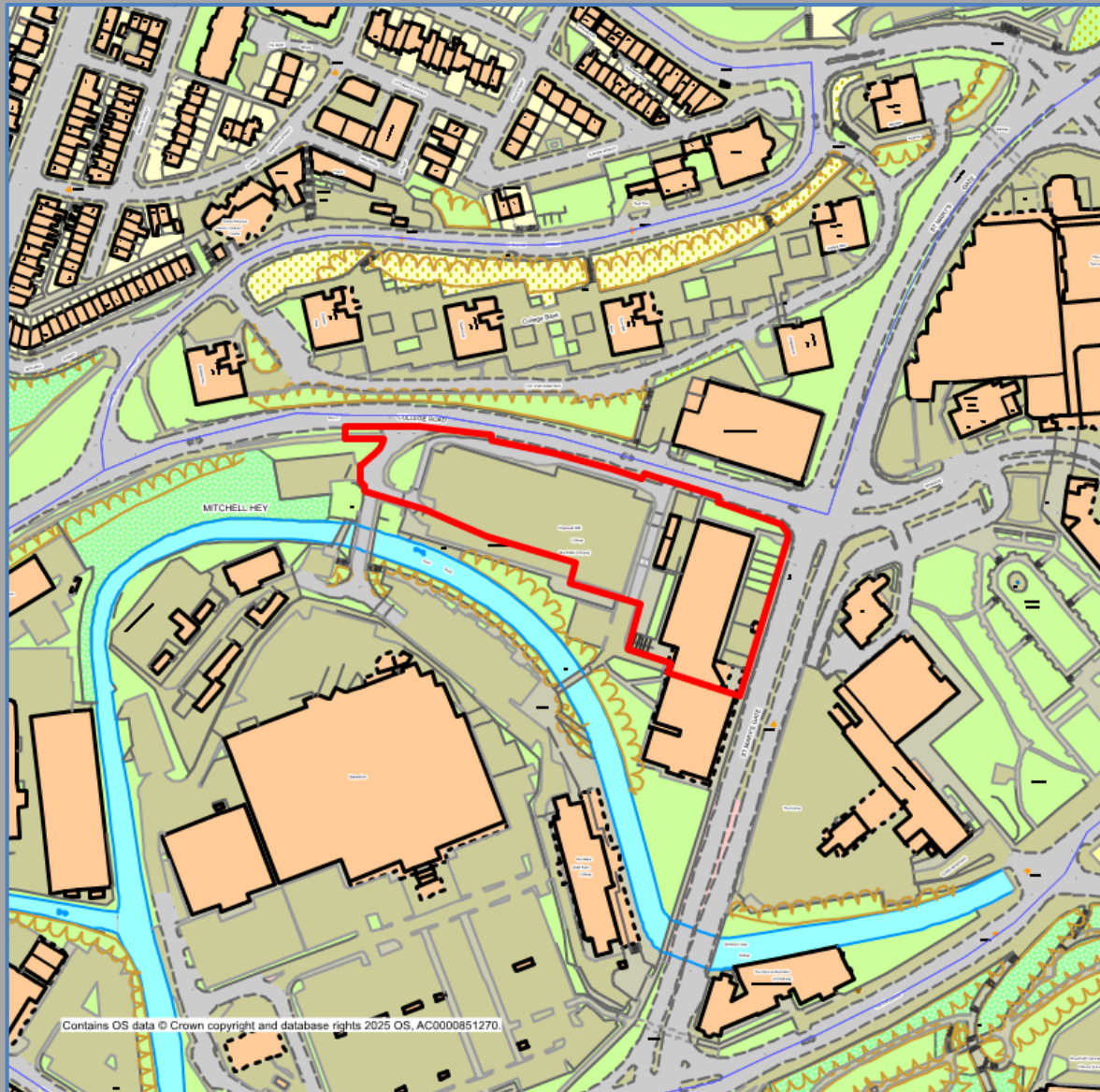
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1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red, and on the photographs below and opposite. The site is located in the town centre area of Rochdale, not far from the main shopping areas.

The site is roughly rectangular and the boundaries are defined by College Road to the North, St Marys Gate (A58) to the East, to the South the site is bound by the existing college and the River Roch, and to the West the site is bound by the college access road and open space.

The site is currently developed with the college building occupying the East of the site and a large surface car parking area to the West. The site boundary is well defined with a 2000mm black paladin metal fence and to the South of the site the River Roch provides a natural barrier.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st February 2024 to 31st January 2025.

2.1 Crime Summary

Figure 1: 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
17	18	79	591	85	23	24	14	15	8

- 2.1.1 The overall rate of crime over the past 12 months has been high for the Rochdale division, with less serious wounding, criminal damage and theft having been the highest recorded offences taking place. 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 higher concentration of retail, commercial and licensed premises, leading to a higher number of crime and disorder issues. Whilst the offences are occurring throughout the local area there is a higher concentration occurring to the east of the proposed site towards the city centre.
- 2.1.2 Less serious wounding offences have occurred all throughout the local area, particularly to the east of the site. Assaults, public order and harassment offences have been the most reported less serious woundings taking place. These offences have mainly involved disputes between known associates and ceases of domestic violence, as well as altercations between customers within retail outlets, restaurants or bars, which have mainly occurred in the evening/late at night and alcohol consumption often being a factor.
- 2.1.3 Theft offences have also mostly occurred at the hotspot to the east of the site, whereby offenders have targeted insecure items such as mobile phones, wallets and coats in bars, restaurants and public spaces. Offenders have also targeted parcels left on doorsteps and used pickpocketing methods in order to remove items stored on the person such as cash, credit cards and mobile phones.
- 2.1.4 Criminal damage to vehicles and properties have taken place all throughout the area surrounding the site. Offenders have targeted vehicles by using objects or implements in order to smash the glazing in windows, scratch or dent the bodywork and slash tyres on cars. In cases of damage being done to properties offenders have also used objects to damage the front windows and doors of restaurants, commercial outlets and dwellings, which have mainly occurred during disputes.

2.2 Common Use-Specific M.O.s (Modus Operandi)

- 2.2.1 Offenders have forced open doors using bodily pressure and implements / tools, smashed glazed panels within doors or targeted them when left insecure by staff.
- Possible Solution – All external doors should be certified to a relevant security standard (see section 4.1 for more details). All glazing in doors (and windows) should be laminated and certified under BS EN 356.*
- 2.2.2 Offenders have climbed onto the roof of single-storey building elements and gained access through the roof itself or through high level roof-lights / windows.
- Possible Solution – Where possible eaves heights should be high enough to prevent roofs from being easily climbed. Any single storey elements should have a reinforced roof to prevent an offender from damaging it to gain entry.*
- 2.2.3 Where the point of entry is unknown / legitimate, this is likely to have been when offenders have gained access to insecure rooms / areas unnoticed, before targeting equipment (such as laptops, media / musical equipment, tools etc.).
- Possible Solution – All internal doors into rooms should be robust and capable of being locked. Consideration should be given to installing a burglary resistant doorset into any rooms containing/storing valuable equipment.*
- 2.2.4 Theft of insecure property belonging to students and staff, as well as school equipment.

Possible Solution – Students and staff should be provided with lockers so that they can secure their property. All classrooms should be capable of being locked when not in use.

2.2.5 Posing as legitimate students / visitors enter restricted areas by means of insecure doors.

Possible Solution – There should be a robust access control system governing entry into the building, to prevent unauthorised access.

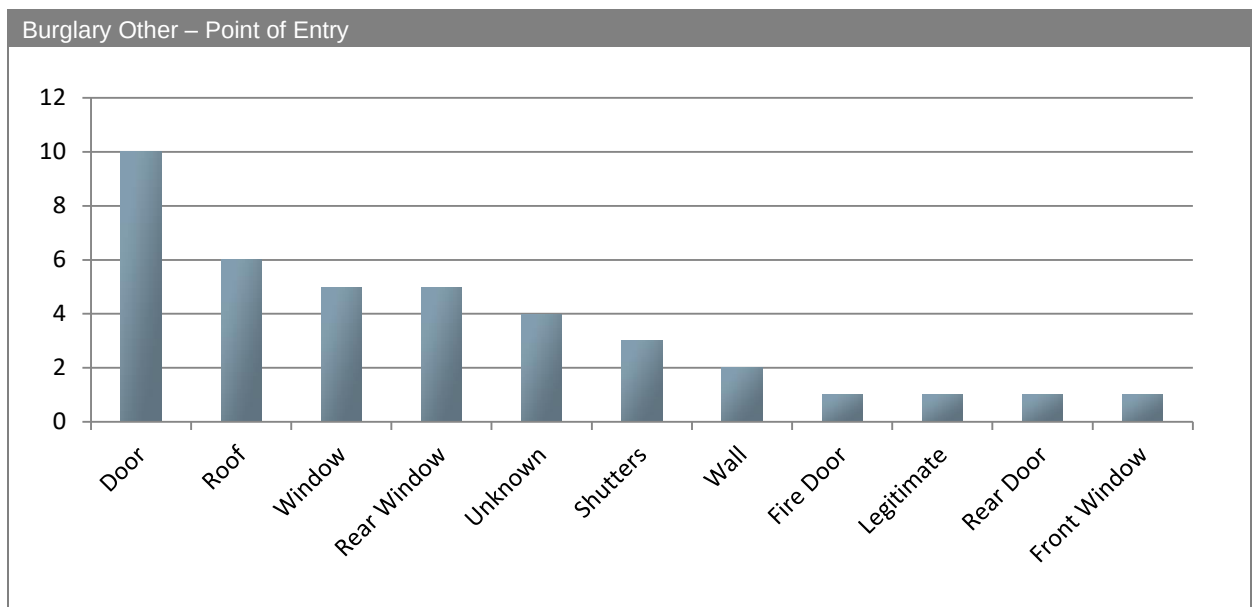
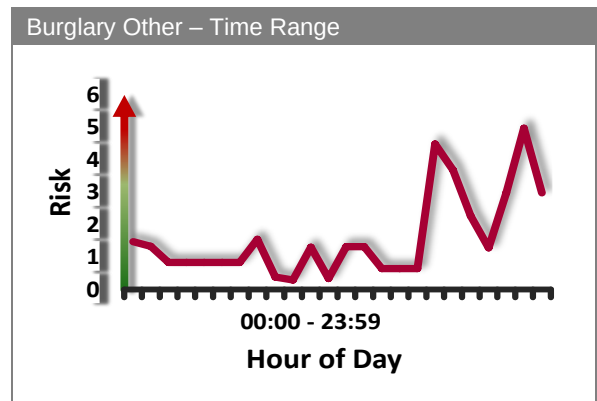
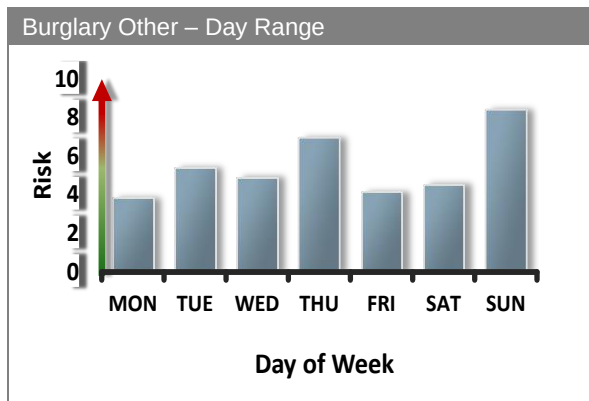
2.3 Risk Factors - Education

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

- Burglary
- Criminal damage to property
- Unauthorised access to buildings and private spaces
- Antisocial behaviour
- Loitering groups
- Internal theft
- Theft of staff / pupil belongings
- Staff, pupil and parent safety
- Acts of criminal damage during the construction period

2.4 Burglary Risk Analysis

The data below relates to non-domestic burglary offences within / against educational facilities, recorded in the Rochdale area during 2018 - 2019.



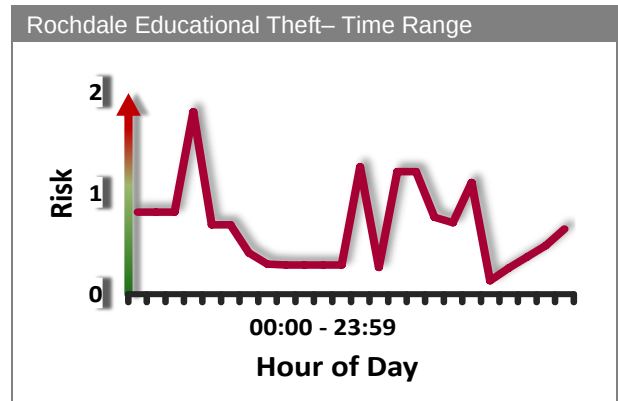
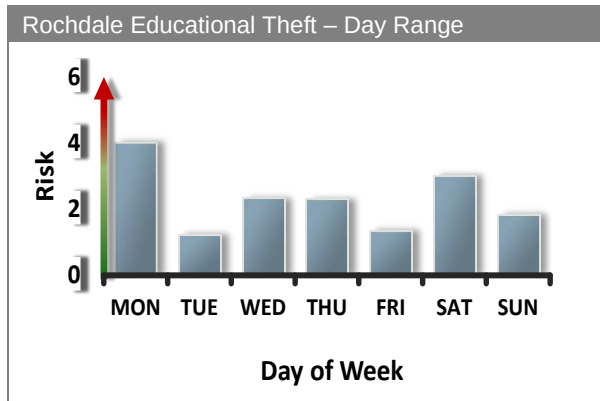
2.4.1 Day / Time Range: During the week, the risk of burglary at educational facilities in Rochdale peaks on Sunday – when many are likely to be closed. During the day, the risk of burglary peaks during the late afternoon and into the late evening/early hours of the morning. The opportunities often rise in the afternoon, when large numbers of students are entering / leaving buildings, staff presence is likely to be lower and parents / carers enter school sites – providing anonymity to offenders. Offenders often target buildings at night when they are closed, it is dark, streets are typically quieter and they perceive a lower risk of being detected.

2.4.2 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, gaining access.
- Smashed glazing in windows and doors using implements.
- Offenders have climbed onto the roof of single-storey building elements and gained access through the roof itself or through high level roof-lights / windows.
- Where the point of entry is unknown / legitimate, this is likely to have been when offenders have gained access to insecure rooms / areas unnoticed, before targeting equipment (such as laptops, media / musical equipment, tools etc.).

2.5 Theft Risk Analysis

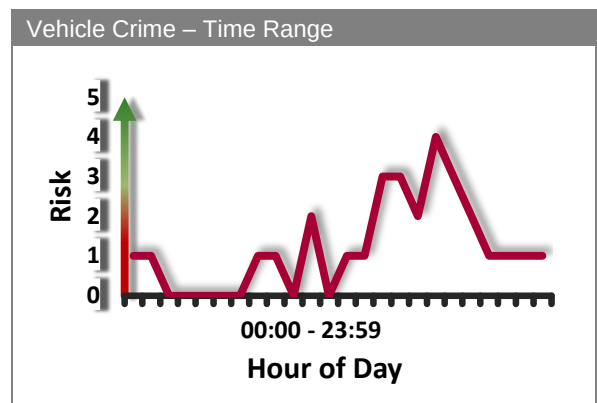
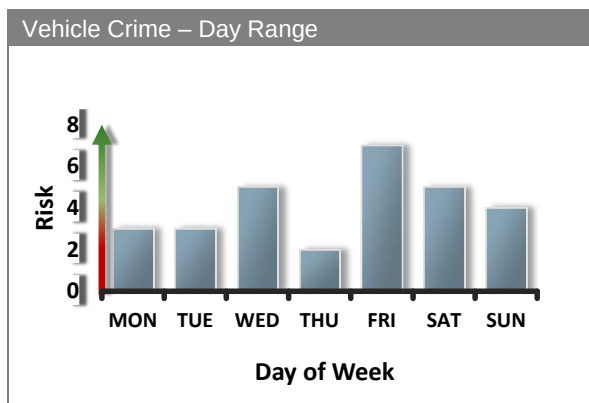
The data below relates to thefts within / against educational facilities, recorded in the Rochdale area during 2018 - 2019.



- 2.5.1 **Day / Time Range:** The risk of theft at educational facilities in Rochdale peaks on Monday. During the day, the risk of theft peaks during the early hours of the morning and during the normal school / college day, with offences frequently taking place during breaks, when pupils and staff leave personal property in unlocked rooms, where they are accessible and vulnerable to theft. Mobile phones, cash, bags and coats are the most routinely stolen items. Out-of-hours, externally stored equipment/materials have been targeted.

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 Friday in the evening (17:00-19:00). Offenders often target vehicles at this time when they tend to be left unattended and out of sight of the owners for long periods of time, creating a perceived low risk opportunity for offenders.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 New building for Hopwood Hall College on their Rochdale campus, to replace the existing Block B, which will be demolished as part of the works. The proposed new building is a 4 storey linear block adjacent to College Road with a total GIFA of approximately 6480sqm. The new building will include HE and FE provision in addition to a nursery at the west end of the ground floor with it's own access and external play areas. The area around the new block will be landscaped to provide new amenity space for the college students along with parking for students, staff and visitors.

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 is a large car parking area for staff at the rear of the building. The car park will be well overlooked from inside the college building. The entrance to the car park will be regulated with an arm barrier, restricting access to legitimate users and reducing the potential for misuse.
- 3.2.2 The main entrance into the college building will be well overlooked by the reception/staff office, allowing them to vet those entering the building.
- 3.2.3 Speed gates will restrict access into the main areas of the building from the reception area, restricting access to legitimate students, staff, and authorised persons.
- 3.2.4 The nursery will have a secure lobby, allowing visitors/parents to enter the lobby without gaining further access into the building.
- 3.2.5 The proposed building has a relatively simple footprint with no deeply recessed areas, canopies, or projecting features, that could conceal an offender or generate antisocial behaviour.
- 3.2.6 There will be good sightlines across the landscaped area which will allow any misuse to be easily detected. The landscaped area will also be well overlooked from the college building which will allow it to be easily viewed by staff/students.
- 3.2.7 Main entrance to the building is located in a prominent location where it can be easily viewed from the public highway. The site is located in a prominent location on the junction of St Marys Gate and College Road where it will be subject to high levels of passive surveillance from those passing by.

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.

Higher Education/Further Education Buildings

- 3.3.1 The reception should be staffed during standard opening hours (i.e. 8am-4pm) to allow visitors to be vetted before being permitted access into the building. There should be a video/audio intercom on the main entrance to allow staff to vet visitors to the building when the main reception is not staffed. Out of normal working hours the main entrance doors should be secured with an access control entry system for staff members to enter. Any out of hours access should be closely controlled with the use of the access control system.
- 3.3.2 Access into and around the building should be governed with an auditable access control system. Access into the circulation core of the building should be restricted to staff and legitimate visitors, with speed gates restricting access beyond the reception lobby.
- 3.3.3 Lighting should be used to illuminate the building elevations and the streets below to improve natural surveillance opportunities and reduce potential for antisocial behaviour, crime and fear of crime. The spaces where the building overhangs to the corners at the front of the building should be illuminated to deter congregation.
- 3.3.4 Staff should be provided with a secure place to secure personal belongings (i.e. lockers within a secure staff room).

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- 3.3.5 The building should be covered by a monitored intruder alarm with response.
 - 3.3.6 A comprehensive CCTV system should be installed to monitor all external doors and elevations, the reception area, circulation cores, and all plant/back-of-house functions.
 - 3.3.7 For the purpose of community/out-of-hours use (if applicable) then the building and external spaces should be capable being zoned, so that people are guided appropriately to where they need to go and prevented from accessing other areas. There should be a robust access control system in place to prevent unauthorised access and the alarm system should be zoned so that during any community use the unused areas of the school building can still be secured.

Nursery

- 3.3.8 The double doors into the nursery from the college should be locked at all times to prevent staff/students from entering the nursery area. This door should be fitted with alarm contacts to ensure that they are not misused.
- 3.3.9 Access controls should be fitted to the communal entrance door and to all internal doors that connect the lobby to the more private areas of the building.
- 3.3.10 To prevent children leaving the building, access controls should operate both to enter and leave the secure areas. Parents/carers and visitors should not be able to operate any of the access control doors - either to enter or leave an area.
- 3.3.11 The building should be covered by a monitored intruder alarm with response.
- 3.3.12 A comprehensive CCTV system should be installed to monitor all external doors and elevations, and the reception area.

Car parking & landscaping

- 3.3.13 The rear surface car parking area should be secured with a secure boundary and, ideally, automated gates. Boundary treatments and gates should be 2100mm high to prevent them from being easily climbed. They should not have centrally located horizontal bars to aid climbing, the gates should be located away from other climbing aids, and the gap at the bottom of the gates should be small enough to stop anyone crawling through. The existing boundary, if retained, would provide a good level of security to the car parking area.
- 3.3.14 Any pedestrian gates into secure areas 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.
- 3.3.15 The car parking area and drop off area should be illuminated to a high standard with an average illuminance 20lx to deter offenders and to facilitate safe use during the hours of darkness.
- 3.3.16 Access into the car parking area should be controlled with a fob (or similar) restricting access to legitimate users. Gates should be robust and not feature any climbing aids (i.e. exposed hinges or midrails) and should have a fast operation to prevent tailgating.
- 3.3.17 Landscaped areas can potentially generate antisocial behaviour or misuse if poorly designed. It is highly recommended that, to ensure good sightlines, that tree canopies do not fall lower than 2000mm and shrubbery/planting is generally kept lower than 1000mm.
- 3.3.18 To enhance natural surveillance and minimise the risk of antisocial behaviour, crime, and fear of crime, proper lighting should be employed to illuminate both the building exteriors and any external spaces.
- 3.3.19 There should be a mix of lighting sources (i.e. illuminated bollards, lighting columns, festoon lighting) within the landscaped area to ensure it is illuminated to a high standard when it is dark, to deter misuse and allow it to be easily surveyed from inside the buildings. Any seating areas should be capable of being viewed from inside the building and be covered by CCTV.
- 3.3.20 Bicycle stands should be Sheffield style or similar, allowing both wheels and the frame of the bicycle to be secured.

4 Physical Security

4.1 Doors

- ☐ External doorsets including the main entrance pass door, cycle access door, bin store doors and escape doors should be compliant with, and certified to, BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. All of these doors should be self-closing and self-locking.
- ☐ The revolving entrance doors should be tested and certified to LPS 1175 SR2.

4.2 Windows & Shutters

- ☐ Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24 or LPS 1175.
- ☐ Curtain walling panels should include laminated glazing (see below) and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
- ☐ Any security shutters or grilles must be tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required).

4.3 Glazing & Building Fabric

- ☐ All accessible glazing (i.e. below a height of 2000mm from external ground level) must incorporate an internal pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining external pane in a double-glazed unit may be toughened glass.
- ☐ Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
- ☐ Any louvres at ground floor level to plant areas/refuge stores should be robustly constructed and fixed, to ensure they cannot be easily removed or damaged.

4.4 Bicycle Parking

- ☐ Doors into the cycle parking area(s) must be certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system, with access restricted to registered residents (i.e. genuine bicycle owners).
- ☐ Cycle stands should either be U-profile or Sheffield style stands. If rack storage is used it should be possible for both wheels and the frame to be secured.

4.5 Alarms

- ☐ A monitored intruder alarm system should be installed. Alarms should have contacts on all external doors or shutters, and PIR in rooms with windows. The alarm should include a signal terminating at the security control room/patrol team. The alarms should have two secure signalling paths (one being GSM radio back-up), so that if either signalling path is tampered with by an intruder, or is faulty, the other continues to monitor for any further alarms and transmits them as 'confirmed activations' – extra confirmation that an intruder is on the premises and that the alarm isn't false.

4.6 Access control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric keypads. The following doors should operate on access control:
 - The revolving entrance door and any pass doors.
 - All external doors.
 - Turnstiles/speed gates and/or lifts.
 - Staff only areas.

- Plant areas and areas restricted to maintenance staff.
- External cycle access doors, cycle store, and changing rooms.

- ☐ The electric locking system to be used throughout the building should ideally be fully auditable (i.e. allows the retention of data, such as who accessed where and when), to allow for a better investigation into any incidents. Staff key-fobs/cards should be capable of being quickly activated or disabled when required, to ensure they are not misused. Staff should only be allowed access to areas required for their work.
- ☐ Lockers should be provided in the changing rooms for staff to store personal items whilst changing/showering.

4.7 Lighting

- ☐ Dusk-to-dawn lighting, operated by photoelectric cell/daylight sensor, and producing 'white' light, should be installed to all external doors of each building.

4.8 CCTV

- ☐ A CCTV camera system should be installed. Cameras should be capable of monitoring all building elevations - with particular emphasis on external doors (cameras should be able to observe people coming and going), and the entrance lobbies.
- ☐ Recording equipment should be located within a secure room or images may be recorded off-site at a suitable monitoring facility.
- ☐ CCTV monitoring screens should be located at the reception desk and or security office.

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

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

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
FE0012-ALA-XX-XX-D-L-0001_DEIR	150 Site Landscape Plan - Overview_P04		
FE0012-ALA-ZZ-ZZ-D-L-9019_DEIR	## Sketch- Illustrative for CEM4_		
FE0012-SRA-01-00-D-A-2010	Ground Floor Plan		
FE0012-SRA-01-01-D-A-2011	First Floor Plan		
FE0012-SRA-01-02-D-A-2012	Second Floor Plan		
FE0012-SRA-01-03-D-A-2013	Third Floor Plan		
FE0012-SRA-01-R2-D-A-2015	Upper Roof Plan		
FE0012-SRA-01-XX-D-A-2022	North and West Elevations		
FE0012-SRA-01-XX-D-A-2023	South and East Elevations		

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		