

# CRIME IMPACT STATEMENT

24a Baron Street  
Rochdale  
OL16 1SJ

## Proposal

Change of use from storage units to 7 self-contained apartments (Use Class C3).

## Prepared by

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## 1.0 INTRODUCTION

This Crime Impact Statement is submitted by Mubeen Patel (Planning Management Ltd) on behalf of the applicant who is in the process of developing and modernising the existing property at 24a Baron Street, Rochdale. The applicant would like to secure planning permission to re-use the building and make alterations to suit the proposed use. The delivery of the scheme would make a positive change to the area in this central location.

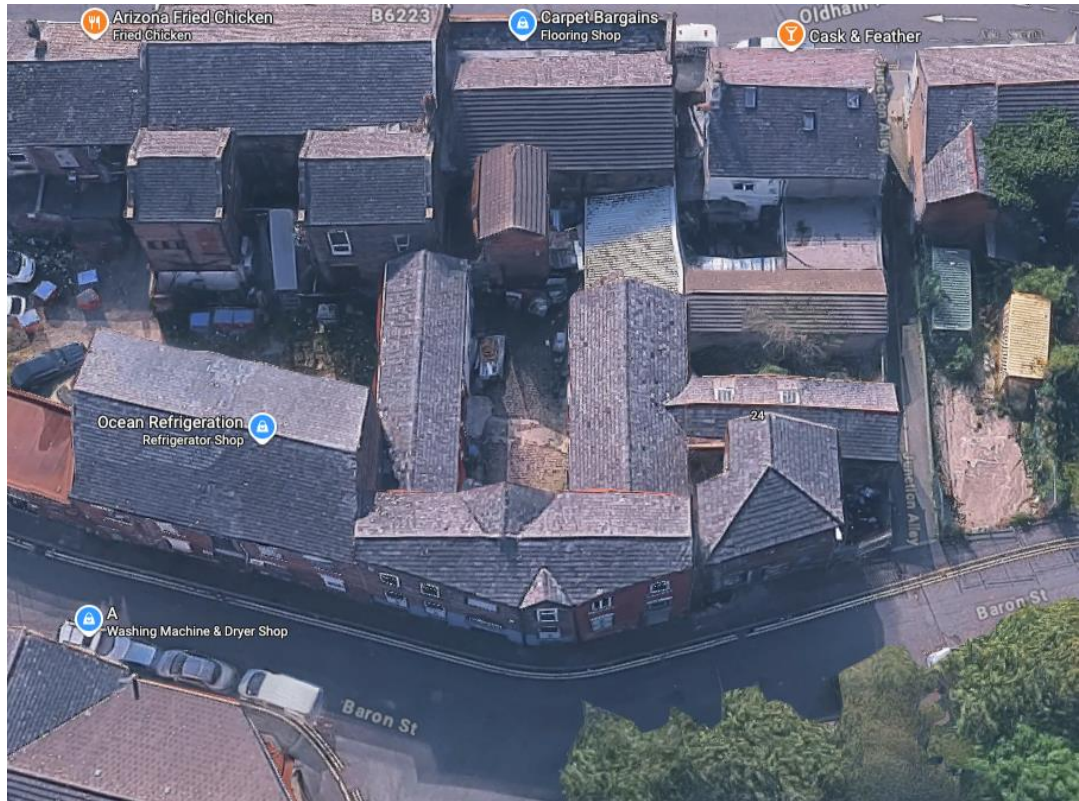
The application site relates to a 'U' shaped, part three storey, part two storey building which fronts directly onto Baron Street. The building is vacant and has been mainly used for storage in the past. The building also hosts an existing Studio flat at second floor level towards the front of the site.

The applicant is applying for planning permission to change the use of the storage space to 7 flats.

Minimal changes are made externally envelope of the building. The proposal involves the removal of existing roller shutters to doors and windows and the insertion of new windows and doors at ground and first floor level which would include sandstone head and cills to match the existing.



**Above:** Outline of application site.



- 2.7 **Above:** Aerial image indicates the application site from Baron Street and also shows the variety of commercial, and retail uses in the vicinity of the site.

The proposed future residents would use the Baron Street pedestrian door as their main access to and from the property. The passageway from Oldham Road would be a secondary access for large goods deliveries etc. Several layouts were discussed with the applicants and by providing the main access from Baron Street, it is the safest option that would deter criminal activity and behaviour.

The Oldham Road access point is currently unlit and to some degree unsafe. However, a number of positive security measures are also being introduced to this secondary access to provide safe and secure access for future occupiers.

## 2.0 POLICY

The Core Strategy's most important direct contribution to reducing crime and the fear of crime is through the design of new development. A contributory factor to improving safety is to create and sustain a sense of place that enables people to identify with their surroundings or locality. This can be achieved through appropriate layout, high quality architecture, good lighting and landscape design. In considering design, the council will take into account national advice as currently set out in the Government publication "Safer Places– the Planning System and Crime Prevention."

Policy DM1 of the Core Strategy states that 'All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- h. Minimise opportunities for crime against people or property;

Policy P3 of the Core Strategy states that We will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. The following design principles should be adhered to wherever relevant:

- Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);

The National Planning Policy Framework (2024) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development.

Paragraph 96 of the Core Strategy states that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:

- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

Paragraph 135 states that Planning policies and decisions should ensure that developments:

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### **3.0 SECURITY MEASURES**

Secured By Design (SBD) is the UK Police flagship initiative supporting the principles of “designing out crime” through the use of effective crime prevention and security standards for a range of applications. SBD Commercial provides design guidance and specification requirements for commercial premises so as to reduce the risks of crimes against the person or property such as burglary, theft, arson, vehicle crime and assault.

Constructing well designed places, buildings and communities that promote both sustainable communities and health and wellbeing is an objective that the Secured by Design Initiative widely supports; however, it is imperative that they must also be safe, secure, and accessible. Mitigating the opportunities for crime is not only about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant, and participatory communities.

Design-led solutions to prevent crime will include ample opportunity for natural surveillance, high quality public lighting, clearly defined and well overlooked defensible spaces, the eradication of unnecessary foot routes and see these routes concentrated together with busier traffic routes, the sensible and sensitive positioning of play and leisure areas, the provision of clear and appropriate boundary treatments and the careful removal of any chances to hide unseen to create ambush points.

In England and Wales, the National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. Detailed guidance is provided by the National Model Design Codes Parts 1 and 2. The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design.

As 'crime' has a potentially adverse economic, social and environmental impact upon a development, and the National Planning Policy Framework requires that crime and the fear of crime should not undermine quality of life or community cohesion.

### **General Measures**

The design of the building will follow the guidance within SBD. Windows and doors will be Pas24 rated and access control systems will be provided to apartments and will have external LED lighting at the point of entry. In addition to the communal security measures an intruder alarm system to BS EN 50131 will be offered to each resident. The security includes CCTV system, Door entry and access control system.

Secure windows and doors with locking mechanisms and opening restrictors and robust frames will be installed. A secure perimeter with fob entry access to the undercroft and yard area entry point to the site with emergency access override internally. Natural surveillance to the yard area and front of the building would also be provided.

The M+E Services installation will also form a large part of the security measures to be provided.

### **Door Entry and electronic access control System**

An audio only intercom installation and an Electronic Access Control System will be provided to serve the development as follows:

- Vandal resistant, integrated door access/intercom call station shall be provided to the following positions:
  - Front main entrance door (Baron Street), gate at undercroft, access from Oldham Road. Any visitor to the building shall be able to dial any residential apartment in the building. Audio telephone handsets shall be provided.
  - Electronic access control will be provided to the following doors:

#### - Front access doors

The ethos of the access control system is that any visitor gaining access to the building through the front door and rear gate will be restricted to outside the building parameters. The system is to be digital type system with a vandal-proof bespoke manufacture door/gate entry panel c/w numbered keypad “0” to “9”. Contact with each flat will be by dialling the number of the flat. The stainless-steel front plate for the digital keypad is only to include buttons 0-9, a call button, a cancel button and a button indicated to call security. Each control panel shall be mounted between 900mm and 1200mm A.F.F.L. to upper edge.

The system shall allow good quality two-way conversation, should the call be answered. The intercom cable installation shall be wired in IEEE cat 6 data cables. The door entry system will be arranged to continue to allow access to the building by Residents in the event that the system is off-line. The access control system will be arranged to fail safe in the event of loss of power supply or the activation of a fire alarm. The site system will be linked to the fire alarm system to release all door magnets in the event of a fire alarm.

Cables routed within communal, management and apartment areas shall be fixed to dedicated extra low voltage galvanised steel wire baskets. Cables within communal, management and apartments shall be installed flush within the building fabric, generally as the small-power and lighting installations.

A specialist shall be employed to design, supply, install, test, and commission the door intercom/access system. The system shall be supplied with 1No.key fob for each flat plus 20% spares. All access-controlled doors will be provided with A “request to exit” button.

A common alarm sounder/visual indicator with mute facilities will be provided to highlight: -

- If Any Door Has Been Deliberately Left Open, Propped Open or Forced Open
- PSU Failure

- Tamper Alarm

### **Doorset and Window Materials**

All windows and door sets would be constructed from UPVC profile fabricated from designated alloys 6060 or 6063 in tempers T5 or T6 conforming to BS EN 12020-2:2016 or equivalent standard.

Aluminium profiles used in the construction of the frames excluding glazing beads, nibs, interlocks and similar features shall be not less than 1.2 mm thick.

The primary entrance doorset would be fitted with a multi-point locking system that meets the requirements of:

- PAS 3621:2011 (key locking both sides), or
- PAS 8621:2011 (non-key locking on the internal face), or
- PAS 10621:2011 (non-key locking on the internal face – with an external locking override facility)

Non-primary doorsets would be fitted with a multi-point locking system conforming to the standards above.

### **Glazing within Doorsets**

All glazing in and adjacent (within 400mm) to doors must include one pane of attack resistant glass that is securely fixed in accordance with the manufacturer's instructions. If glazed panels are installed adjacent to the doorset and are an integral part of the doorframe then they should be tested as part of the door. Alternatively, where they are manufactured separately from the doorframe, they shall be certificated to either:

- PAS 24:2022, or
- PAS 24:2016\*, or
- STS 204, or
- LPS 1175 at a Security Rating to match the doorset,

- STS 202 at a Burglary Resistance to match the doorset

These windows must be securely fixed to the door assembly in accordance with the manufacturer's instructions.

All ground floor and easily accessible glazing must incorporate one pane of laminated glass or glass tested to BS EN 356:2000 Glass in building. Security glazing – resistance to manual attack to category P1A unless it is protected by a roller shutter or grille.

Occasionally, when large laminated glazed panels are used on south facing elevations, there have been incidents of glazing failure, or cracking, due to thermal stress. Whilst the use of toughened glass would seem to be a simple solution to the problem of thermal stress, ordinary toughened glass offers no security resistance. It is therefore recommended that the inner pane of glass used in a double glazed unit is 'laminated toughened'. This combination of the two sheets of toughened glass and the interlayer offers both resistance to intrusion and thermal stress associated with large glazed areas. Specifiers are reminded that the minimum requirement for SBD is BS EN 356:2000 P1A.

### **Boundaries**

Boundaries fall into three main categories: Secured: These could be a wall, hedge or other boundary treatment which is intended to physically prevent climbing and/or access to restricted parts of a site. A good secure boundary around the entire site and, in the case of an open plan development, to the rear and/or side of a building, will frustrate an intruder intent on breaking in and will also serve to limit the size and quantity of goods that can be easily removed.



**Above:** A security gate is already installed from the Oldham road entrance, a further locked secure gate will be provided in the under croft towards the entrance to the courtyard. Both commercial uses on either side are late opening which provides natural surveillance and public footfall. In addition, both have external security cameras (pointed) which cover the pedestrian path leading to the site.

A new security gate as shown on the plans will be installed at the entrance of the courtyard. This will be of open design so that users can be seen.

### **Internal lighting (where applicable)**

It is recommended that most internal public spaces lighting is operated by detection devices which will automatically switch lights on and off due to movement or the absence of movement in each room. Apart from being a considerably more efficient method for reducing energy consumption (does not require a deliberate and remembered action by the user) such a system will identify the presence and progress of intruders in the building when it is closed. It therefore follows that the controlling mechanisms for the system should be contained securely.

## **CCTV**

Although CCTV is not a solution to all security problems it can help deter criminals and assist with the identification of offenders after a crime has been committed. If a CCTV system has a recording facility only, it can be a useful investigate tool whereas a monitored system allows a real-time reaction to criminal activity. CCTV is also often very useful in mitigating against risk where other forms of security are not feasible.

The CCTV system must have a recording format that is acceptable to the police with images of evidential quality. Staff should be sufficiently trained to operate the system and be able to make recordings available to police on request and an operational requirement must take account of this fact.

Whilst the location of cameras is a site-specific matter it would be normal practice for the system to observe all pedestrian entrances, front, rear, and from the undercroft. Early discussions with an independent expert and potential installers can resolve a number of matters including:

- monitoring and recording requirements
- activation in association with the intruder alarm
- requirements for observation and facial recognition/identification
- areas to be monitored and field of view
- activities to be monitored
- the use of recorded images
- maintenance of equipment and the management of recording
- subsequent ongoing training of operatives

CCTV systems must be installed to BS EN 62676: Video surveillance systems for use in security applications.

**External Lighting**

Motion sensor lighting will be installed above the undercroft which will provide light to the open area adjacent to the underpass.

Amenity lighting will be provided to the rear courtyard and underpass of the building to provide circulation and security lighting. Lighting illumination levels and uniformity will suit the minimum levels to suit the requirements of the external CCTV system. All external luminaires will utilise energy efficient LED light sources and shall be suitable to achieve the requirements to minimal light pollution to the night sky.

**Intruder Alarm**

A suitably designed, fit for purpose, monitored intruder alarm system must be installed. For police response, the system must comply with the requirements of the NPCC Security Systems policy.

## **4.0 CONCLUSION**

The design of the building will follow the guidance within SBD. The nature of the design is such that the building will provide a high level of natural surveillance from the upper floors which look out onto the courtyard to the rear and surrounding streets to the front. CCTV, motion lighting, and a locked security gate would be provided for occupants and visitors using the Oldham Road entrance.

Increasing the number of residents in the area will increase activity and provide natural surveillance in the area. The building has been designed to provide security, controlled via multiple security points, and CCTV is used to deter criminals and record activity at key points in and around the building.