

Conversion of Walshaw Hall, Tottington, Bury into Apartments

CRIME IMPACT STATEMENT

This Crime Impact Statement has been prepared in support of a planning application for the conversion of Walshaw Hall into 19 apartments with associated facilities.

It has been prepared with regard to Bury Council "Development Control Policy Guidance Note 3 – Planning Out Crime" and other relevant guidance.

Walshaw Hall is currently vacant, having previously operated as a care home prior to closure in 2019. It adjoins Walshaw Hall Care Home, a purpose built 56-bed care home opened in 2016. The presence of a vacant building on the site presents an ongoing risk of crime and antisocial behaviour and bringing the building back into full use represents a significant reduction of crime risk.

The site lies in Green Belt west of Tottington. It has a single vehicular and pedestrian access from Bradshaw Road to the north, along a driveway to the main parking area and shared access to the Care Home. No public footpaths directly adjoin the site which is bounded by trees and adjoins open fields. It's location is therefore low risk for casual crime opportunities.

Bringing Walshaw Hall back into use as apartments satisfies many of the relevant provisions of "Planning Out Crime" :-

- Apartments adjacent to a care home with 24 hour staffing provides a mix of use, activity and surveillance throughout the day.
- The conversion of the building from care home to apartments retains all existing windows on each elevation, providing good natural surveillance and limited opportunities for concealment.
- Publicly accessible areas immediately around Walshaw Hall are relatively open, comprising grassed areas, roads/paving and low level shrubs. This landscaping is important to the setting of this building, which is on the draft local list, and any landscape proposals will seek to retain and enhance this character. This will also restrict opportunities to approach the development unseen.
- The extensive groups of mature trees on the site are set back from the buildings and the frontage is largely open to countryside beyond.
- Car parking is provided in existing parking areas east and south of the building.
- Walshaw Hall currently has external lighting on the building, east car park and access road. This lighting will be retained and made good, and augmented as appropriate to be well lit for safety whilst satisfying other requirements such as ecology.
- A central courtyard has a secure gated access for residents only.
- Refurbishment of the building fabric will have regard to 'target hardening' measures such as security of doors and windows.
- Clear signage between the care home and residential elements for access and appropriate signage for guests to visit residents will direct people as appropriate and protect security and privacy of residents and visitors across the whole site.
- The conversion of Walshaw Hall will comply with the relevant provisions of Building Regulations Approved Document Q Security-Dwellings

The conversion of Walshaw Hall to apartments will therefore be achieved with full regard to the prevention of crime and ensure the safety and well-being of future residents.