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Ref; 22/1289/302 – Crime Impact Statement

Crime Impact statement

Change of use from offices to 9 one bed apartments, with internal and external alterations to include replacement doors, provision of bicycle/bin storage at rear, and new boundary wall and gates at rear at 18-20 St Marys Place Bury.

This statement has been produced to accompany a planning application and listed buildings application for a change of use of a vacant office premises to 9 one bedroom apartments, internal and external alterations to include replacement doors, and provision of bicycle/bin storage at rear and new boundary wall and gates at rear.

The statement demonstrates how the application has taken into account existing crime in the area and how the development has been designed to both address issues of crime and minimise its impact on the safety and security of the area.



Image 1 – View to front/side elevation

1 - EXISTING USE

The application relates to two adjoining end terraced properties (circa 1845) within the grade II listed row encompassing 2-20 St Mary's Place and located within the Bury Town Centre Conservation Area. The terrace is mainly two storeys but with areas of cellars and useable roof space to the front of the properties.

It is understood that the property was formally 2 dwellings built in the late Georgian style. The properties have been extended with two storeys outriggers at the rear, all roofs are pitched with slate coverings.

The properties front directly onto the public footpath that is surfaced with concrete flags. There are stone steps and iron hand rails leading up to the main entrance doors.

At the rear there is a large two storey brick and slate extension with a steel fire escape. To the left hand side there is a ramp enclosed within a low brick wall with stone copings and iron railings atop.

At the rear there is only limited external area that is all hard surfaced with a tarmac surface and there are open boundaries to the rear access (Back St Mary's Place).

The buildings are vacant and were last used as offices for Bury Integrated Safeguarding Partnership. The internal space is ill suited to the modern demands for serviced office space comprising numerous small rooms rather than the larger open plan arrangements that are generally sought.



Image 2 – Side elevation (west) and external fire escape/stairs

2 - PROPOSED USE & LAYOUT

It is proposed to convert the property in to 9 one bedroom apartments as shown to the existing and proposed floor layouts submitted with this planning application.

A single entrance door (to No. 20) will provide the main entrance off St Mary's Place (the other entrance door is not operational (to No. 18)). This will provide access to a communal hall and stairs with access to the individual apartments off this.

A new door opening is incorporated to the rear/side elevation giving communal access to the rear space and seating area, cycle rack and bin store.

The cellar spaces are to be utilised for storage, meters and cleaners store.

Four apartments would be provided at ground floor, four apartments at first floor level, and a single room to the second floor (9 apartments in total). The apartments will generally have an open plan kitchen/living area, and double bedroom with bathroom or en-suite.



Image 3 – Rear elevation and outrigger (later extension)

At present there is open access at the rear of the property and no boundary structures to provide defensible space. New boundary walls and railings with lockable gates are proposed.

3 – CRIME STATISTICS

Police.uk statistics show 63 crimes recorded in East Bury within the last 12 month period for which data is available (Jan 2022 – Dec 2022). These crimes are recorded as follows:

Recorded crime within 500m of St. Mary's Place (Jan – Dec 2022)							
Public order	Violence & sexual offences	Criminal damage & arson	Other theft	Theft from the person	Bicycle theft	Drugs	Possession of weapons
26	22	4	5	1	2	2	1

Source:

<https://www.police.uk/your-area/greater-manchester-police/east-bury/?tab=statistics>

This data covers the area of Bury Town centre within half a mile of St. Mary's Place, BL9 0DZ from Bury Grammar School to the east and extending to Fairfield General Hospital to the west.



Image 4 – View of existing front entrance door (No 20)

4 – IDENTIFICATION OF RISK

Bearing in mind the type of property and its surroundings, the location, the proposed use, and the crime statistics for the last 12 months it is anticipated that the most likely risk of crime posed to this development will be from burglary, criminal damage to dwellings, theft of bicycles and anti-social behaviour.

Consideration has been given to how the residential use can best be protected against the risk of crime and mitigation that can be incorporated in to the design.



Image 14 – Brick wall and railing forming boundary division at rear

5 – DESIGN SOLUTIONS

The following design measures are proposed to help protect against crime occurring to the proposed residential use:

- Replacement of external doors with composite doors to improve security (certified to PAS 24 security standard).
- The existing timber windows are to be refurbished and retained to this listed building. Key operated locks will be fitted to all windows with opening restrictors to the ground floor windows.
- Laminated glass is to be installed to the ground floor windows.
- Removal of external fire escape and replacement of external door with window (apartment 6). New windows to be certified to PAS 24 security standard.

- Secure access is to be provided to the communal entrance doors including main entrance, side entrance and rear entrance with access control systems. An intercom will be installed to the main entrance door and side entrance door to allow residents to provide access for visitors.
- Secure/lockable post boxes are to be installed within the communal hall.
- Individual apartments are to be provided with new secure entrance doors to PAS 24 security standard.
- External lighting to be provided over communal entrance doors.
- The rear external area will be enclosed with a low brick boundary wall and railing similar to that constructed to the adjacent property with lockable gates.
- A bin store will be located within the new boundary wall and railing, again with lockable gates.
- A cycle rack will be provided at the rear again within the new boundary wall and railing. The cycle rack will be securely bolted to a concrete base.

6 – ASSESSMENT OF SUITABILITY OF DEVELOPMENT

Crime issues have been considered and reasonable measures incorporated into the design to ensure that the proposed development provides a safe place for residents.

Statement issued: 20^h February 2023
Applicant: Henmort Limited