



CRIME IMPACT STATEMENT

Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping

AT Blackburn Street and Radcliffe Market, Radcliffe

Greater Manchester Police

designforsecurity

FOR: Bury Council

VERSION A: 14.03.23

2022/0118/CIS/01

EXECUTIVE SUMMARY

Development Supported

Design for Security welcome this development.

The scheme includes a number of positive features within the design, including:

- removing inappropriately designed and poorly maintained buildings;
- repurposing underutilised spaces and buildings;
- the mix of uses within the development - promoting activity throughout the day and informal surveillance in appropriate places;
- increasing the viability of and activity within the town centre long into the evening;
- creating a distinction between public, semi-private and private spaces; and,
- improving the public realm of the town centre;

To improve the scheme from a crime prevention perspective:

- the development should be constructed in accordance with Secured by Design standards;
- employ front of house staff to supervise activity at entrances;
- install access controls at appropriate points in building to restrict entry to private and semi-private areas;
- install CCTV in selected locations and install intruder alarm systems to each building, as appropriate;
- provide (secure) cycle parking facilities;
- public realm improvements must consider future management and maintenance issues; and,
- clear, consistent signage should be installed throughout the development to identify the appropriate entrances to use, identify individual buildings and addresses, and highlight any areas that are private, and way mark appropriate routes to and from the development.

At the planning application stage, Greater Manchester Police Design for Security will consider making representations to Bury Council to require the inclusion of a condition requiring the development to achieve Secured by Design accreditation. If the recommendations in the report are suitably addressed there is no reason why the development would not achieve the SBD award.

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1 The Site and Surroundings

The application site and its surroundings are shown on the plan and photographs below. Edged in red on the plan, the site is located in the heart Radcliffe town centre. The River Irwell defines much of the site's south-eastern boundary, whilst Church Street and Blackburn Street adjoin the north-eastern boundary. To the north and north-west of the site, Deansgate and Dale Street form a continuous thoroughfare through the town centre. These adjoining streets are only moderately busy with vehicle traffic and pedestrians, and include modern and traditional, two- and three-storey, commercially-fronted buildings; at ground floor several appear to be vacant, whilst most upper floors are vacant. There is a service road adjacent to the southern edge of the site beyond which there is a modern Lidl supermarket and associated car park. The town centre Post Office lies opposite the application site's western corner. Almost all shopfronts are protected with roller shutters, whilst the door and window openings at the rear of the commercial premises are either similarly secured with shutters or with steel bars. The quality of the street environment in the locality of the application site is generally good with little evidence of accumulations of litter or graffiti and landscaping well-managed.

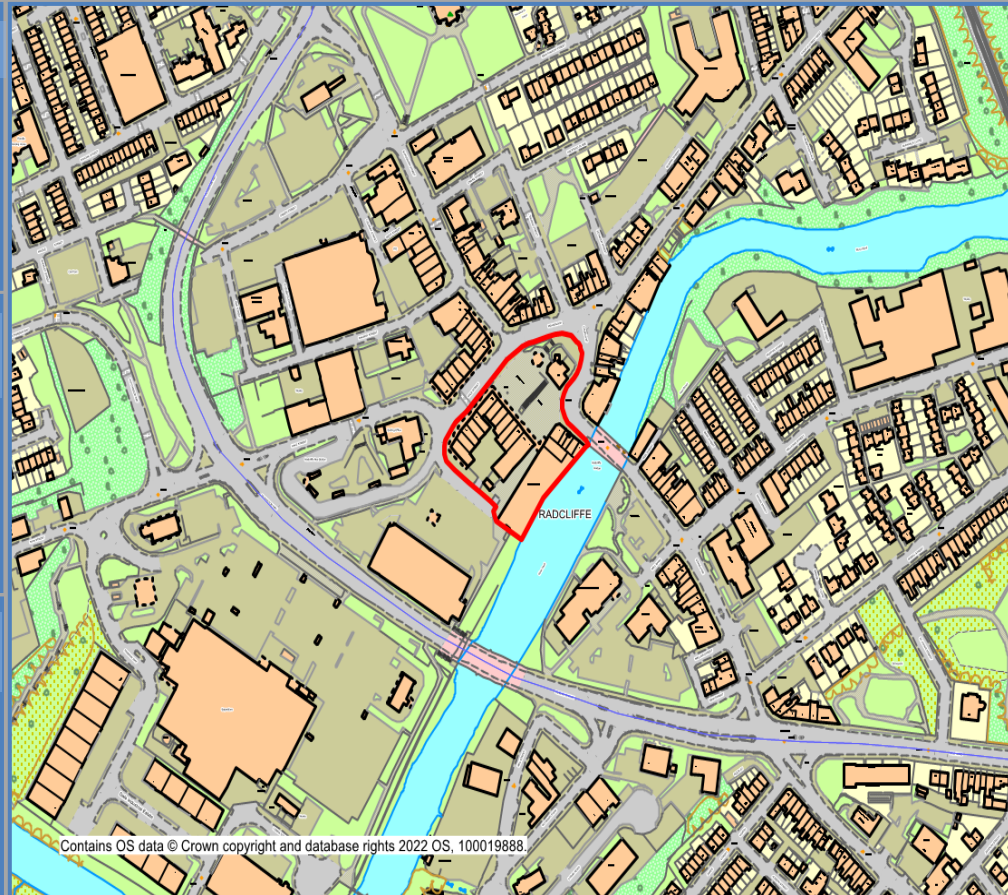
A view across the square at the northern end of the site



A three-storey, concrete and brick building occupies most of the southern part of the site



The three-storey building viewed from the south-west



A pedestrian only route between the three-storey building and Radcliffe Market on the left



The northern end of the public square includes a bandstand adjacent to which is The Bridge public house



The open, service yard at the rear of the three-storey building



The application site extends to approximately 7000m² and comprises an irregular shaped parcel of land that is occupied by a range of commercial buildings and a public square. The largest building occupies much of the southern part of the site; it is three-storeys high and constructed using a mix of exposed concrete and brick. Though most appear to be vacant, it has shopfronts facing the public square to the north and Dale Street to the west. There is a service yard and a sub-station at the rear, which are accessed via a short road that adjoins the southern edge of the site and also serves the adjoining car park to the Lidl store. The eastern side of the site is occupied by Radcliffe Market Hall and adjoining two-storey, modern, commercial building as well as Market Chambers, an ornate, red-brick, three-storey building, the principal elevation to which faces Blackburn Street. The Bridge Tavern, a traditional, two-storey, red-brick, public house is situated at the northern fringe of the application site. The public square takes up the remaining space of the site. A largely hard-surfaced space, with a subtle change in level from north-west to south-east, marked by steps as well as sloping pathways, it includes a clock, bandstand, seating, information boards, litter bins, a gateway sign to the market hall, several trees and some raised, landscaped beds. There is a passageway at the south-eastern corner of the square that allows access to the market hall, and the car park and Lidl store south of the site.

2 Crime Statistics & Analysis

2.1 Crime in the neighbourhood

The data below relates to crime committed within 500m of the site between 1st August 2021 to 31st July 2022

All crime

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Less Serious Wounding	Theft	Robbery	Drug offences	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
16	21	63	520	157	11	43	19	17	<5

2.1.1 There were 854 recorded crimes in the neighbourhood around the development site during the period analysed. This volume of crime is very much higher than the average for a typical neighbourhood within Bury but reflects its central location, with a mix of retail, commercial and night-time economy premises, and public transport hub, all of which generate high volumes of crime.

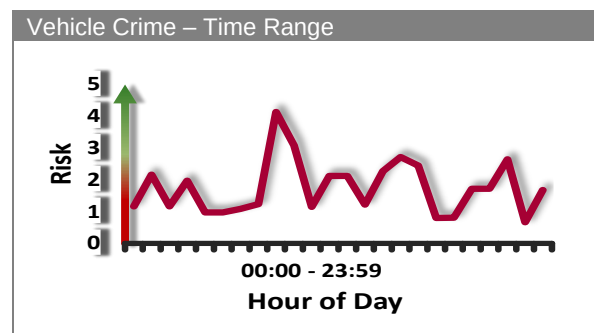
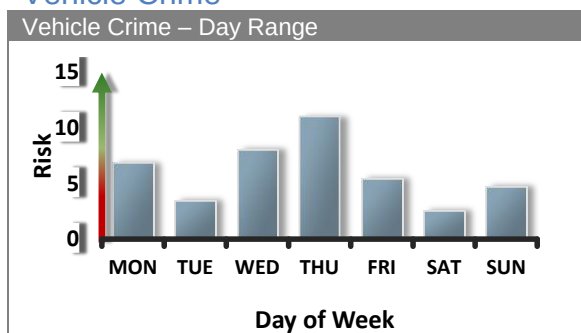
2.1.2 The most common crimes recorded were:

- the use, or threat, of violence - 61%
- theft (including shoplifting and bicycle theft) - 18%
- criminal damage - 7%
- vehicle crime, i.e., theft of, theft from and criminal damage to a vehicle - 5%
- burglary - 4%
- drug offences – 4%

2.1.3 The streets where 30 or more crimes were recorded were:

- Pilkington Way - 113 crimes
- Blackburn Street - 80 crimes
- Milltown Street - 46 crimes
- Church Street (West) – 47 crimes
- Victoria Street – 36 crimes

Vehicle Crime

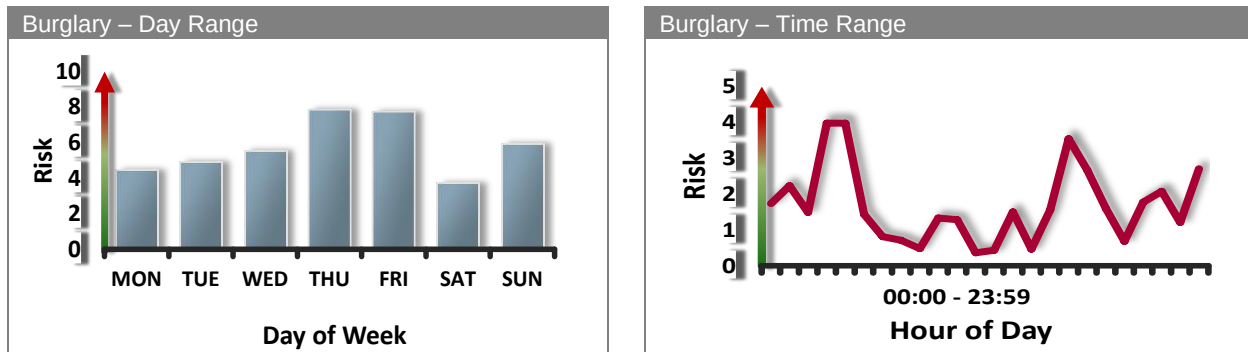


2.1.4 The risk is spread throughout the week and the day with a slightly higher risk in the middle of the week and in the early morning.

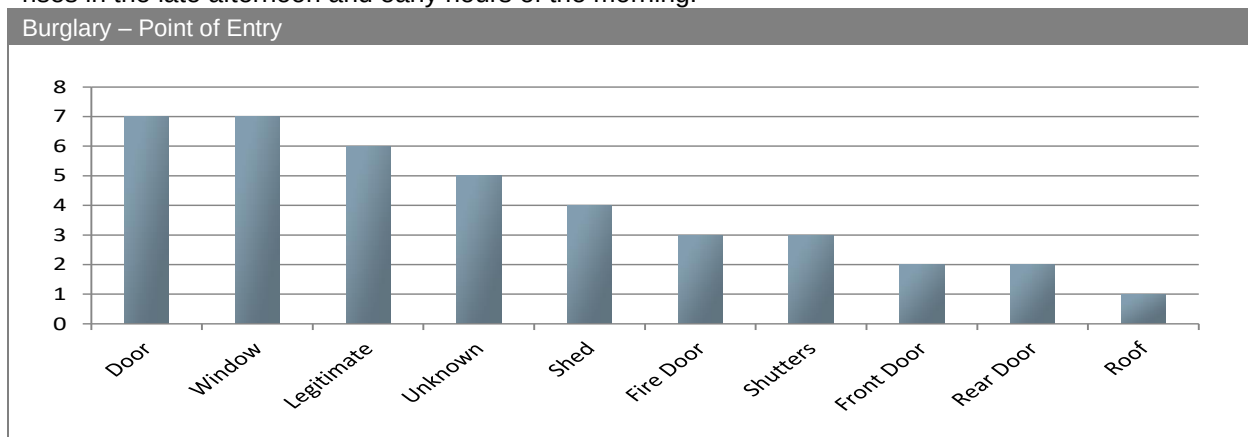
2.2 Crime risk at leisure/community facilities, markets, & retail & office premises across Bury & Greater Manchester

Burglary at leisure/community facilities

The data below relates to burglary at leisure/community facilities recorded in Greater Manchester during 2018-2019



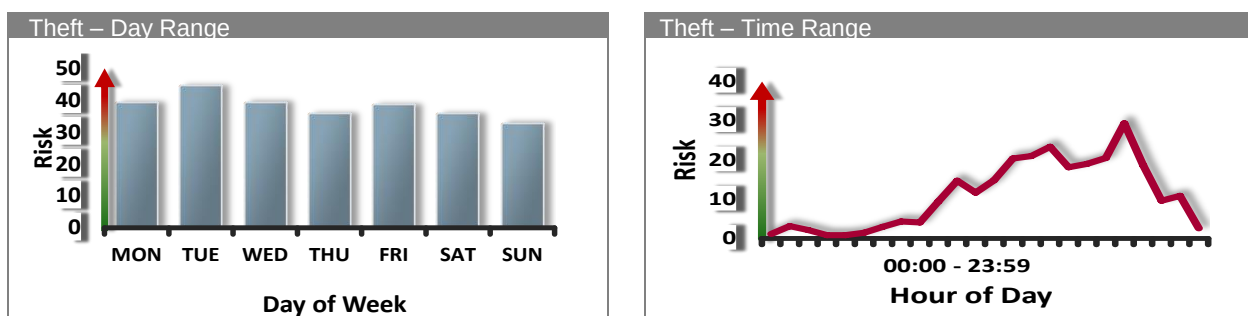
2.2.1 The risk of burglary at leisure/community facilities is low but increases on Thursday and Friday. The risk rises in the late afternoon and early hours of the morning.



2.2.2 Forcing doors was the most common means of breaking and entering leisure/community facilities and was employed in just over more than half of all burglaries. Forcing windows was the next most common means of entering, followed by simply walking into the building without using force. Out-buildings were targeted on three occasions, and on one occasion entry was gained via the roof.

Theft at leisure/community facilities

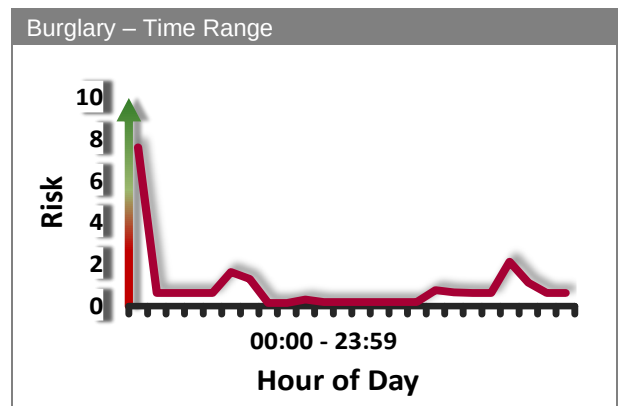
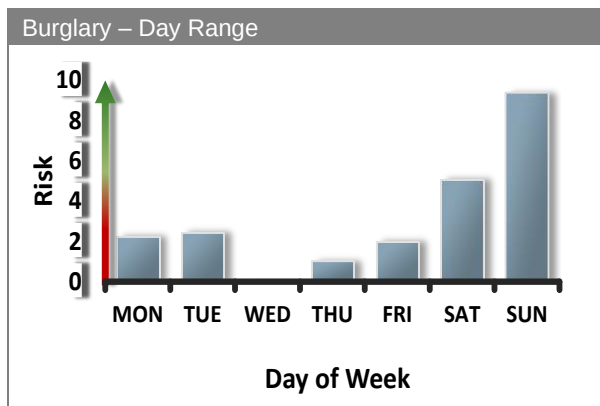
The data below relates to burglary at leisure/community facilities recorded in Greater Manchester during 2018-2019



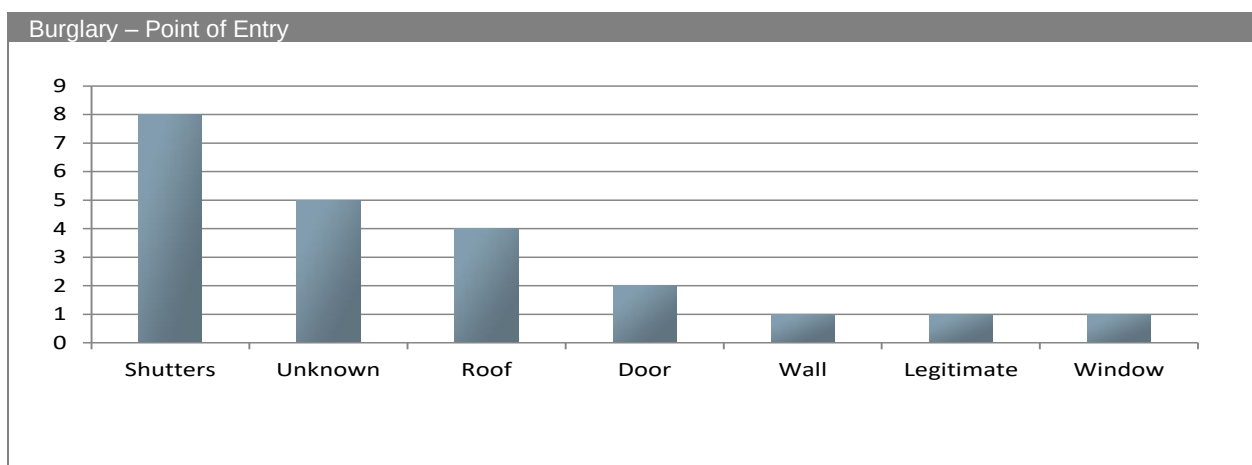
2.2.3 The risk of theft is much greater than burglary and is consistently high throughout the week and rises through the day with the greatest risk in the early evening. Personal property belonging to staff and customers, such as mobile phones and cash, are the most routinely targeted items – taking place most often in changing/locker rooms and staff-only areas.

Burglary at markets

The data below relates to burglary at markets, recorded in Greater Manchester during 2018-2019



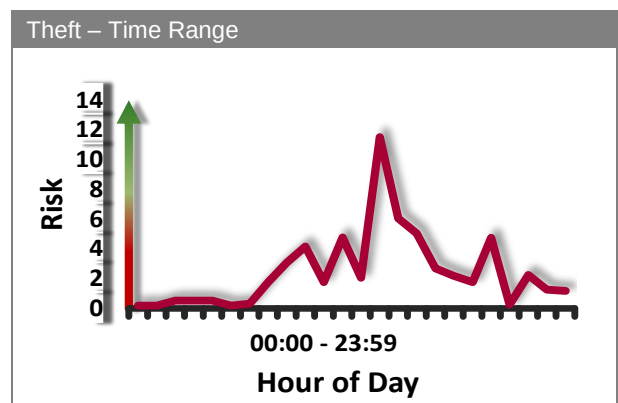
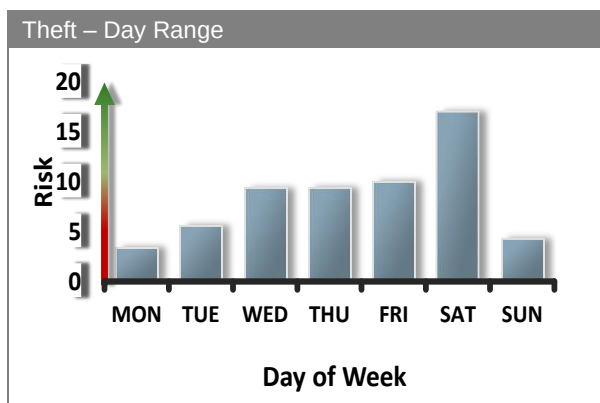
2.2.4 The risk is greatest on a Saturday and Sunday, and during the early hours of the morning.



2.2.5 Shutters were forced open in 36% of all burglaries carried out at market premises. Offenders gained entry by unknown means in 27% of cases and in a similar percentage of cases offenders entered via the roof or a wall. Windows were forced open in just one incident of burglary.

Theft at markets

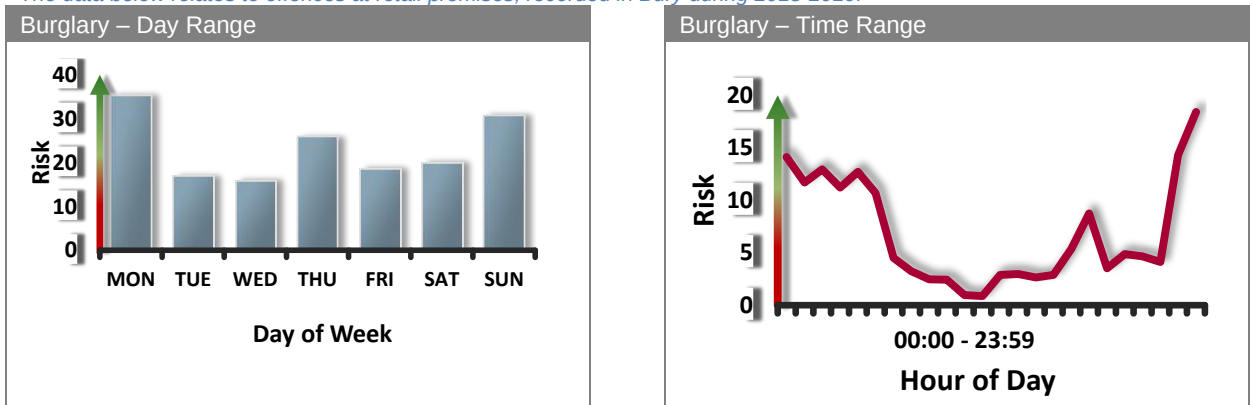
The data below relates to theft at markets, recorded in Greater Manchester during 2018-2019



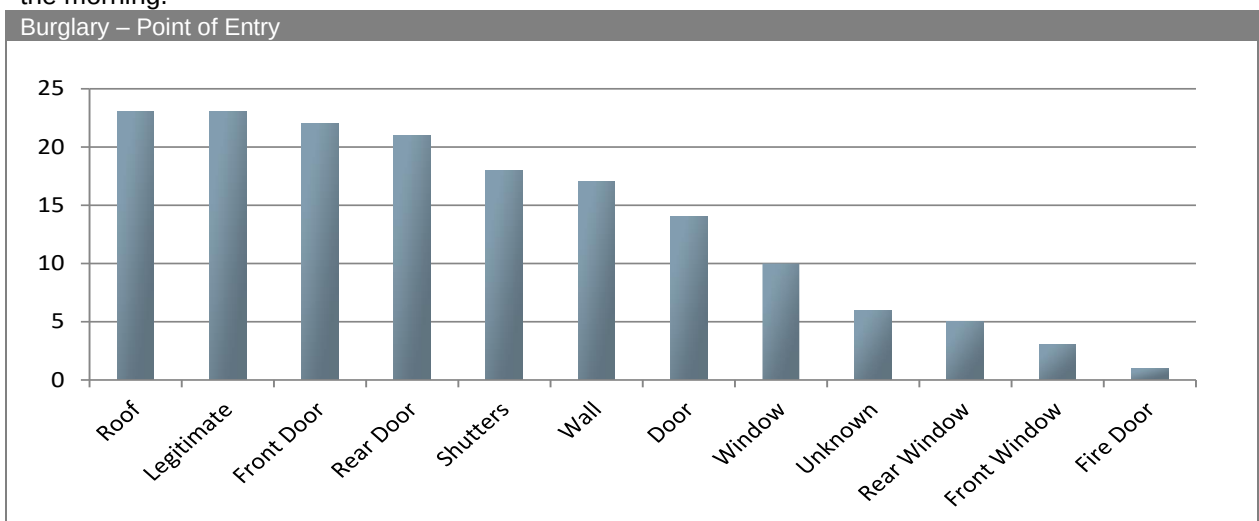
2.2.6 The risk of theft from market premises in Greater Manchester is greatest on Saturdays and during the early afternoon. Offenders have stolen personal belongings of employees (mostly bags and mobile phones) as well as good from the stall.

Burglary at retail premises

The data below relates to offences at retail premises, recorded in Bury during 2018-2019.



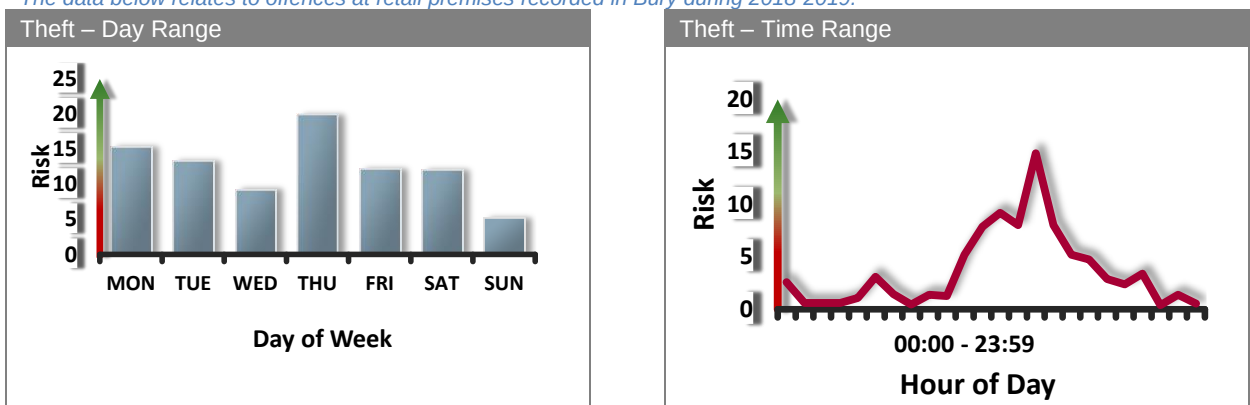
- 2.2.7 The risk is greatest on a Monday, Thursday and Sunday, and during the late evening and early hours of the morning.



- 2.2.8 Doors were forced open in 35% of all burglaries carried out at carried out at retail premises in Bury. Offenders entered premises via the roof or through the walls of premises in 25% of cases. Shutters and windows were each forced open on 11% of all burglaries, whilst offenders gained entry by unknown means, often when premises were open to the public or left unsecured, in 18% of all burglaries.

Theft at retail premises

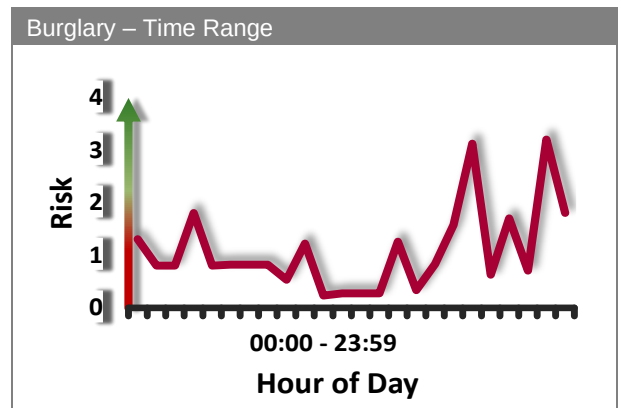
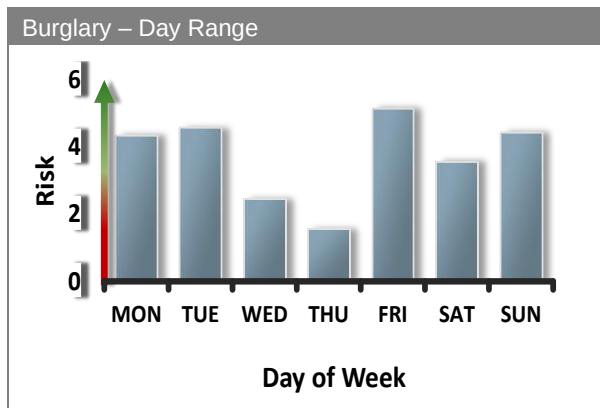
The data below relates to offences at retail premises recorded in Bury during 2018-2019.



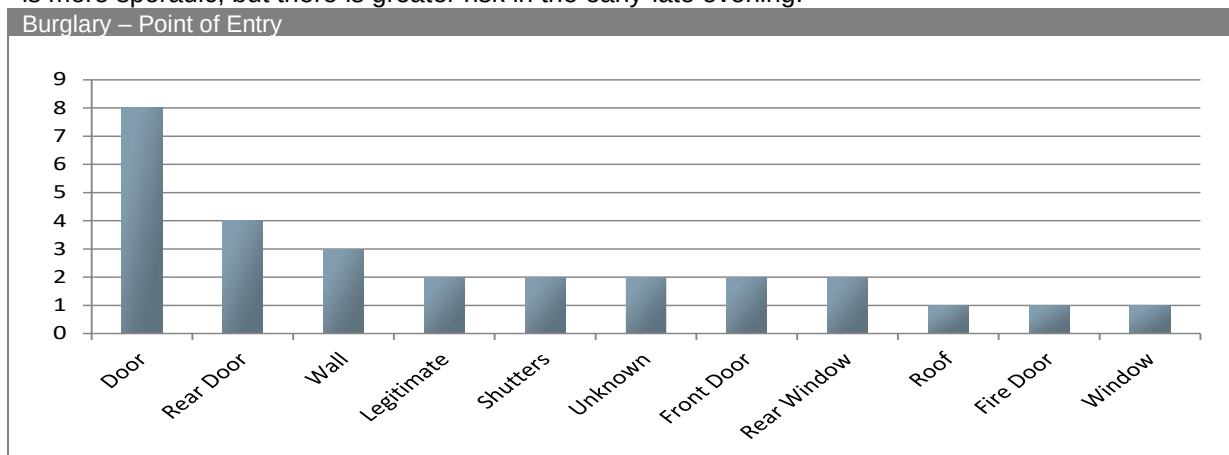
- 2.2.9 The risk of theft is spread throughout the week with a greater risk on a Thursday. Most offences occur during standard business hours, i.e., between the hours of 08:00-20:00.

Burglary at office premises

The data below relates to offences at office premises recorded in Bury during 2018-2019.



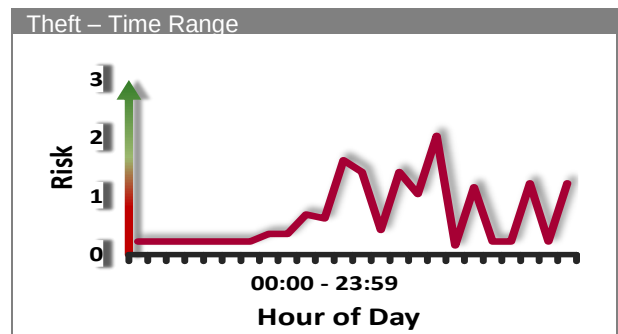
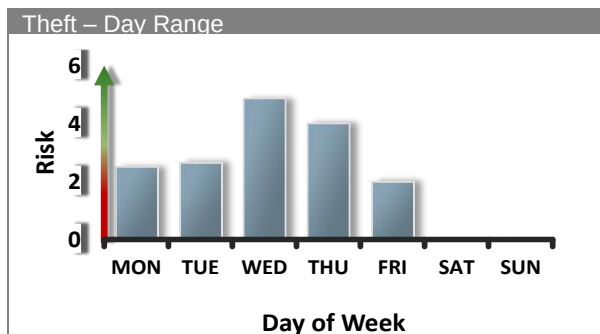
- 2.2.10 Across the borough, the risk of burglary at office premises is reasonably low and consistently so throughout the week, falling slightly on Wednesday and Thursday. In terms of the time of day, the data is more sporadic, but there is greater risk in the early-late evening.



- 2.2.11 In the majority of burglaries, i.e., 15 cases, offenders have targeted the front and rear doors of premises as a means to gain entry - using force to a door open or a tool to damage the lock. There were 4 incidences whereby the offender gained entry to premises by unknown means, perhaps via an unlocked door or window. Windows were forced on 3 occasions, whilst shutters were forced open twice. The remaining 5 incidents involved the offender entering premises via the roof or by forcing their way in through an external wall.

Theft at office premises

The data below relates to offences at office premises recorded in Bury during 2018-2019.



- 2.2.12 The risk of theft at office premises in Bury is greatest on Wednesday and Thursday, and during the late morning and into the afternoon. Offenders have stolen bags and mobile phones of employees, as well as I.T. equipment belonging to the business.

2.3 Modus operandi used in committing crime at leisure/community facilities, markets, retail and office premises & measures to reduce risk

2.3.1 Doors have been forced open with bodily pressure and tools

To minimise the risk of offenders forcing doors:

- external doors, roller shutters, window frames and glazing/curtain walling should be security rated;
- all external doors should be illuminated with dusk-to-dawn light. Light suggests a presence of people and may deter offenders from targeting the building. Lighting will also support the CCTV system and highlight the actions of an offender, increasing the chance of a crime being detected; and,
- CCTV should be installed to record activity within, and around, the exterior of buildings, particularly around the entrance and means of escape doors.

2.3.2 Theft of equipment, and of customer and staff property

To minimise the risk of offenders stealing property from the premises:

- provide a continuous, visible, front of house, staff presence whilst the facilities are open;
- access control systems should be employed within the buildings to prevent unauthorised persons from entering staff-only, changing and storage rooms, where sensitive information, ICT or other expensive, portable equipment, or staff belongings may be stored;
- overt signage can assist in deterring casual entry; and,
- include space for staff and customers to store personal/valuable items securely e.g., lockers.

2.3.3 Offenders prised open windows or smashed glazing in windows and doors to gain access

In order to reduce the risk of damage to doors and windows, and breaking and entering:

- windows should be security-rated and include tamper proof opening restrictors;
- glazing in doors and windows should include both laminate and toughened layers;
- lighting should illuminate all elevations of buildings; and,
- landscaping should be managed in order to promote surveillance (natural and electronic) across the site.

2.3.4 Bikes were stolen by offenders

In order to reduce the risk of bicycle theft:

- install a secure shelter(s) for customers and staff to park their bikes;
- locate the shelter(s) in a secure area that benefits from regular supervision by staff and customers; and,
- install CCTV cameras to monitor movements in and out of the cycle shelter(s).

2.3.5 Offenders smashed glazing of buildings in acts of criminal damage

In order to reduce the risk of criminal damage to glazing;

- glazing in external doors and windows should include both laminate and toughened panes - the toughened pane on the outer side;
- install shutters or grilles to the most vulnerable openings; and,
- avoid glazed openings on particularly secluded elevations.

2.3.6 Theft of plant and machinery, and criminal damage during the construction period

To minimise the risk of offenders targeting the construction site:

- a secure boundary should be erected around the site;

- access should be restricted to contractors and authorised visitors;
- security staff should patrol during non-working hours;
- lighting and CCTV should be installed to illuminate and record activity;
- at the end of the working day, plant and machinery should be arranged to prevent forced access onto the site; and,
- plant and machinery should be fitted with a tracking device.

2.4 Environmental features that might influence crime patterns

2.4.1 Features of the physical environment can influence patterns of criminal and anti-social behaviour. They affect potential offenders' perceptions about a possible crime site, their evaluations of the circumstances surrounding a potential crime site, and the availability and visibility of one or more witnesses, who might intervene, at or near a site. Offenders may decide whether or not to commit a crime in a location after they determine the following:

- How easy will it be to enter the area?
- How visible, attractive, or vulnerable do targets appear?
- What are the chances of being seen?
- If seen, will the people in the area do something about it?
- Is there a quick, direct route for leaving the location after the crime is committed?

2.4.2 Aspects of the local environment that might help to reduce the risk of crime and disorder on the site are as follows:

- A regeneration framework has been adopted, which will help focus and guide redevelopment in and around the town centre over the next few years;
- the investment and planned investment in the town centre is likely to result in more pro-active management and maintenance of the private and public spaces;
- the town centre has a broad and complementary range of retail, commercial, cultural, civic and leisure uses, which attracts a diverse range of people through the day;
- commercial properties, some of which are open late into the evening, overlook the site. The presence of staff and customers of nearby businesses is likely to deter some offenders from targeting property and people on the site;
- there is regular footfall through and around the site, and almost all edges of the site are visible to passing traffic, pedestrians, shoppers, and customers of the nearby licensed premises. Activity and passive surveillance generated by these groups of people can act as a deterrent to those intent on committing crime or anti-social activities;
- street and building lighting help to illuminate the site during the hours of darkness;
- the area is monitored by CCTV; and,
- whilst not especially attractive, the environment around the site is well-maintained.

2.4.3 There are also some features that might facilitate crime and disorder, and these include:

- there is a high level of crime in the town centre, indicating that offenders are active in the area - retail premises and the night-time economy are a particular focus for such activity;
- security measures installed on the three-storey building are unattractive and not always effective;
- the service yard to the three-storey building is not secure;
- open stairways within the service yard allow access to the upper floors of the building;
- there are a large number of vacant premises, which together with expanses of roller shutters and feature less walls, undermine the visual quality of the town centre, prevent light spill from

shopfronts onto adjacent pavement, and have attracted fly-posters and graffiti, which exacerbates the visual quality issue;

- some users may find the passageway between the market hall and three-storey building intimidating at times when there is little, legitimate, street activity, particularly so during the hours of darkness;
- the presence of licensed premises (pubs and take-aways) which dominate the evening economy, and their potential to generate alcohol-related crime and anti-social behaviour, may deter some people from visiting this part of the town centre in the evening;
- the large number of vacant premises
- the absence of any significant residential development in the town centre leaves premises isolated in the evening and at night when activities and informal surveillance relating to commercial uses subside; and,
- the permeability of this part of the town centre presents would-be offenders with an easy and convenient route to and from the site

3 Development Appraisal

3.1 The proposed development

3.1.1 The proposed development includes the following elements:

- retention of The Bridge public house;
- retention of the existing sub-station;
- demolition of the three-storey, brick and concrete building;
- demolition of the building between the market hall and Market Chambers;
- construction of a new Civic Hub;
- construction of a new link block between the market hall and Market Chambers;
- refurbishment of the market hall, to include repurposing of the basement; and,
- refurbishment of Market Chambers building.

Civic Hub

3.1.2 The proposed Civic Hub will be constructed on the site of the existing three-storey, concrete and brick building. It, too, will be three-storeys high (plus basement) with a range of facilities including: a central space, incorporating concierge reception, catering servery and integrated library; a pool hall with a 25m pool, smaller learner pool, 150 spectator seats and unisex changing facilities; a Clip 'n Climb, an all-ages, climbing centre; a fully equipped gym with two exercise studios and male and female changing rooms; office space with meeting and consultation rooms; and, a roof top activity space. The exterior of the building will be finished in brick with metal cladding. Glazing will be used to animate the building, allowing views into and out activity spaces.

Market Hall

3.1.3 The basement floor of the market building will be refurbished and repurposed as a flexible, event/activity space. A secondary space, which can be used in conjunction with the main event space or independently, will also be created. At ground floor level, a new, external, terrace will be constructed primarily along the riverside façade, cantilevered over the river, providing additional, customer seating for the food and drink offer within the market hall.

Link block

3.1.4 The proposed link block will join the market hall to Market Chambers. Its primary purpose is to facilitate circulation from the street to the basement floor and riverside terrace of the market hall and to all floors of Market Chambers.

Market Chambers

- 3.1.5 Market Chambers will be refurbished and used for a variety of commercial uses, including retail, office, food and beverage, and studio spaces.

External spaces

- 3.1.6 The public square will be retained and partially redesigned. New seating will be installed on the passageway between the Market Hall and Civic Hub.
- 3.1.7 Provision for cyclists has been made within the development with 6no. new, cycle stands to the rear of the Civic Hub, adjacent to a refuse store.

3.2 Elements of the development likely to promote public safety and deter crime and disorder

The scheme overall

- 3.2.1 Investment in the town centre is welcomed.
- 3.2.2 A high quality, design team have prepared the scheme and the plans indicate that it will be of a suitably high quality. Such developments tend to be well-maintained from the outset and ensure the longevity of the scheme.
- 3.2.3 The mix of uses will help diversify land use in the town centre.
- 3.2.4 The development will help to attract a greater number and broader range of people into the town centre, creating additional activity throughout the day, particularly into the evening and at weekends.

Civic Hub

- 3.2.5 Sporting facilities, such as those proposed, can help to focus the attentions of young people onto healthy lifestyles, and away from crime and anti-social behaviour. Additionally, they can help to nurture pride in a town and help build social capital in the community.
- 3.2.6 The location of the entrance door will be prominent and logical.
- 3.2.7 Expanses of glazing allow views into and out of the building.
- 3.2.8 There will be high level of staff presence within the hub, most obviously in the reception area, which will provide authoritative supervision of the foyer and public square, the pool, gym, café, Clip 'n Climb and in the offices. Staff being visible at the varying elements within the hub will not only discourage offender attempts to gain entry to the building or private spaces within it, but also gives customers a readily accessible contact to whom they may report management issues. Appropriate numbers of highly visible staff can help to instil confidence in customers that the development is secure and that maintenance issues will be dealt with promptly.
- 3.2.9 Secure lockers will be provided for customers of the different facilities within the building.
- 3.2.10 Secure rooms for the storage of equipment are included.

Market Hall and Market Chambers

- 3.2.11 The link building will provide a prominent entrance to the facilities.
- 3.2.12 The addition of the terrace and repurposing of the basement as an event space is likely increase patronage and diversity of customers of the market building as well as extend the hours that the facility will open, helping, along with the Hub, to develop a more rounded evening economy in the town centre.
- 3.2.13 The proposed investment in the refurbishment and re-use of Market Chambers, an attractive, prominent building, will preserve part of the character of the town., whilst providing quality business space for local entrepreneurs.

External spaces

- 3.2.14 The presence of a high-quality public space will improve the profile of the town centre and hopefully stimulate further investment. At such time, additional security features can be designed in to make the area feel safer and the buildings more secure.
- 3.2.15 Environmental management in the locality is likely to improve following the construction of the scheme.

-
- 3.2.16 Resurfacing with high-quality materials will improve the visitor experience of the spaces both in terms of ambience and safety.
 - 3.2.17 A more focussed and less cluttered public square will improve its attractiveness, visually and to users of the space.
 - 3.2.18 The introduction of seating in the passageway between the hub and market will improve the ambience of the space although this will need pro-active management to ensure environmental standards are maintained.
 - 3.2.19 The accessibility of the public space will be enhanced for all users.
 - 3.2.20 Improvements to lighting will improve the sense of safety of the public space during the hours of darkness.
 - 3.2.21 CCTV will be retained, but the location of cameras and choice of mountings should be reviewed.
 - 3.2.22 A cycle parking shelter with stands will be provided, although its location is not supported.

3.3 Recommendations to improve the security of the development

The buildings

- 3.3.1 Security-rated, external, entrance, service and means of escape doors should be specified, whilst laminate glass should be used in all external glazing wherever feasible.
- 3.3.2 Internal entrance doors to offices/studios in Market Chambers should be security rated.
- 3.3.3 CCTV should be installed to monitor all entrance doors and foyer spaces, the events spaces and the market hall terrace.
- 3.3.4 The Civic Hub café serving counter should be secured with a suitably secure roller shutter.
- 3.3.5 The refuse store at the rear of the Civic Hub must be secure and very robust or, better still, space be made available within the building to store refuse.

Access control strategy

- 3.3.6 An access control strategy should be developed for each building, one which controls entry to, *inter alia*, Market Chambers and each office/studio within it, and in the Civic Hub entry to the offices, the gym, plant rooms, roof top, storerooms and back of house areas generally.
- 3.3.7 The main entrance doors to the Civic Hub and Market Chambers should be fitted with access controls so that, outside of normal opening hours, staff can vet visitors prior to opening the doors.

Cycle parking

- 3.3.8 The proposed location of the cycle shelter, next to a refuse store at the rear of the development is unlikely to instil confidence in cyclists that their bikes will be secure or that cyclists will be comfortable returning to their bikes in the evening when footfall is likely to have substantially diminished in this area. I recommend that a shelter be provided within the public square in front of the Hub, where bikes can be more readily supervised by staff and customers coming and going from the various elements of the development. I also suggest that the provision is not sufficient for the likely demand should cycle use continue to grow.
- 3.3.9 Civic Hub staff and, perhaps, gym members should have the option to park in a secure shelter, fitted with a self-closing, self-locking gate that is secured with a card/fob operated, electronic lock.

External spaces

- 3.3.10 The location and design of street furniture should be such that maintenance of it, and the space around and beneath are easily maintained.
- 3.3.11 Street furniture should be designed to withstand casual acts of vandalism.
- 3.3.12 I note the provision of bollards at the rear of the development and suggest measures to prevent unwanted vehicle incursion onto the public square.
- 3.3.13 Signage on and around the development should display the development/building names and appropriate entrances for staff, customers and delivery staff.

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- 3.3.14 Lighting can be improved to enhance perceptions of safety. Improved lighting and increased legitimate activity will allow for greater surveillance of the streets and spaces during the hours of darkness.
 - 3.3.15 Due to the poor spread of light, bollard lighting is not encouraged.
 - 3.3.16 Good maintenance is crucial to maintain perceptions that areas are low risk. Vandalism can contribute to perceptions of fear because litter, graffiti and broken furniture all suggest a place is uncared for and possibly unsafe.
 - 3.3.17 Activity and recreational programmes for the public square should be considered. They help to increase surveillance, limit domination by any one user group and reduce the possibility of inappropriate behaviour. Where people use the streets and spaces in a positive way, and in significant numbers, all people feel more secure.
 - 3.3.18 To foster a sense of ownership and pride and build a constituency of users (a 'friends of/town centre partnership) with an interest in keeping the space safe, local businesses, residents, local schools, colleges, and customers, should be encouraged to participate in the care and maintenance of the public square, and the organisation and attendance at events.

4 Physical Security

4.1 Doors

- ☐ Wherever feasible, all external doors should be compliant with, and certified to, LPS 1175 SR2 or PAS 24.
- ☐ Internal doors to offices and storerooms doors should be at least FD30 rated and capable of self-closing and lock securely upon closure.

4.2 Shutters

- ☐ Any shutters used to enhance security should be tested, and certified, to LPS 1175 SR2.

4.3 Windows

- ☐ Wherever feasible, ground floor opening window frames should be compliant with, and certified to PAS 24 or LPS 1175. In addition, they should be lockable with a key, and have fixed/lockable opening restrictors (not releasable from the outside) limiting opening to 100mm.

4.4 Glazing

- ☐ Glazing in external doors, windows and curtain walling should incorporate at least one pane of laminated glass, that is, glass rated as P1A or P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

4.5 Intruder alarm

- ☐ An intruder alarm should be fitted to each building, with contacts on all external doors and PIR detectors in vulnerable rooms and corridors.
- ☐ The alarm system should be monitored, with a response facility (be that an alert to the key holder, or to a security/site management team).

4.6 Access controls

- ☐ Access controls, ideally card/fob operated electronic locks, should be installed to allow staff to vet visitors prior to allowing entry through the customer entrance doors outside of normal opening hours.
- ☐ Controls should also be installed to the doors connecting the entrance lobby to the changing facilities to restrict access when the facilities are not in use.

4.7 Lockers

- ☐ Unique code, operated lockers should be provided within the changing facilities and Click 'n Climb to allow customers to secure their valuables.

4.8 Lighting

- ☐ Dusk-to-dawn, low intensity, lighting, operated by photoelectric cell/daylight sensor should illuminate: all external doors; the square; and the cycle parking. Fittings should produce 'white' light. Lighting must not compromise the efficacy of the CCTV system.

4.9 CCTV

- ☐ Cameras should be capable of monitoring: all external doors of all buildings; reception areas/foyer; circulation corridors; the event spaces; the market hall terrace; cycle stores and the public square.
- ☐ A public address system should be installed to complement the cameras so that camera and alarm monitoring staff can issue a warning to would-be intruders.

4.10 Landscaping

- ☐ Care should be taken to ensure trees and shrubs do not compromise the operation of CCTV cameras or public lighting.

4.11 Cycle stores

- ☐ Weather resistant, cycle shelters should be provided in a well-supervised location close to the main entrance of the Civic Hub.
- ☐ Securely anchored, Sheffield stands should be installed within the shelter to allow cyclists to secure the wheels and frame to the stand.

5 Management & Maintenance

- ☐ Each building should have a maintenance plan to promptly address issues such as repairs to lighting, access controls, intruder alarm and CCTV.

6 Construction

- ☐ The developer should take appropriate measures to secure their site during construction, and control pedestrian and vehicular movement in and out.
- ☐ The contractor on this scheme should be a member of the 'Considerate Constructors Scheme'.
- ☐ Site security contractors should be Security Industry Authority, SIA, approved.

7 Secured by Design (SBD)

- ☐ Secured by Design focuses on crime prevention at the design, layout and construction stages of 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	Summary of Contact
28.07.22	David Spoors, Pozzoni Architecture Ltd	Request for Crime Impact Statement
24.01.23		Site visited
14.03.23	David Spoors, Pozzoni Architecture Ltd	Report issued

B Associated Documents

This report is based on the following:

Drawing No.	Drawing Title	Date	Rev
RADHUB-PAL-VV-XX-DR-A-1100	Existing Site Layout Plan		
RADHUB-PAL-VV-XX-RP-A-0001	Stage 2 Report	Feb 22	P05
RADHUB-PAL-ZZ-00-DR-A-1156	Demolition Plan Level 00	14/10/22	P06
RADHUB-PAL-ZZ-00-DR-A-2001	Proposed Level 00	14/10/22	P10
RADHUB-PAL-ZZ-01-DR-A-1157	Demolition Plan Level 01	14/10/22	P06
RADHUB-PAL-ZZ-01-DR-A-2002	Proposed Level 01	14/10/22	P05
RADHUB-PAL-ZZ-02-DR-A-1158	Demolition Plan Level 02 and Roof	14/10/22	P05
RADHUB-PAL-ZZ-02-DR-A-2003	Proposed Level 02	14/10/22	P04
RADHUB-PAL-ZZ-B1-DR-A-1155	Demolition Plan Level B1	14/10/22	P05
RADHUB-PAL-ZZ-B1-DR-A-2000	Proposed Level B1	14/10/22	P09
RADHUB-PAL-ZZ-R1-DR-A-2004	Proposed Level R1	14/10/22	P05
RADHUB-PAL-ZZ-XX-DR-A-1300	Existing Elevations	03/02/22	
RADHUB-PAL-ZZ-XX-DR-A-1400	Proposed Sections	11/02/22	
RADHUB-PAL-ZZ-XX-DR-A-1500	Existing Sections	03/02/22	
RADHUB-PAL-ZZ-XX-DR-A-3000	GA Elevations	14/10/22	P05
RADHUB-PIE-00-00-DR-L-0001	Landscape General Arrangement	05/87/22	P06
RADHUB-POZ-V0-XX-DR-A-1400	Proposed Sections (1 of 2)	13/10/22	P05
RADHUB-POZ-V4-00-DR-A-2000	02 Basement & -01 Lower Ground Floor	13/10/22	P05
RADHUB-POZ-V4-00-DR-A-2001	00 Ground Floor	28/10/22	P07
RADHUB-POZ-V4-01-DR-A-2002	01 First Floor	28/10/22	P07
RADHUB-POZ-V4-02-DR-A-2003	02 Second Floor	21/10/22	P05
RADHUB-POZ-V4-ZZ-DR-A-3000	GA Elevations	13/10/22	P04

In the event of any changes to the scheme, it may be necessary for Design for Security to review the recommendations in this report.

C CIS Version History

Version	Revisions	Date
A		14.03.23

D Glossary

Burglary Resistance Standards

BS 7950, 1997

Specification for enhanced security performance of casement and tilt/turn windows.

BS 4873, 2005: Specification for aluminium windows.

BS 7412, 2007: Specification for plastic windows made from PVC-U extruded hollow profiles.

BS 644-1, 2003: Wood windows. Specification for factory assembled windows - various types.

BWF:TWAS: Timber window accreditation scheme.

BS 6510, 2005: Specification for steel windows, sills, window boards & doors.

BS PAS 23-1, 1999

General performance requirements for door assemblies.

A performance standard for door sets, which certifies that a particular door set is fit for purpose. Door products must also have BS PAS 24 certification.

BS PAS 24-1, 2012

General security performance requirements for door assemblies.

An attack test standard for door sets, which certifies that a particular door, frame, lock and hardware set has withstood a series of physical tests. This is the minimum police requirement for Secured by Design dwellings, and is also applicable to French/double doors, and sliding doors.

ENV 1627-30 (Security Ratings WK1 to WK6)

Windows, doors, shutters - Burglar resistance Requirements and classification

The classification system used in ENV 1627-30 is aimed at the commercial market and is based on five elements:

- a) Resistance of glazing
- b) Performance of hardware
- c) Resistance to static loading
- d) Resistance to dynamic loading
- e) Burglary resistance by manual intervention

LPS 1175 (Security Ratings 1 to 6)

Specification for testing and classifying the burglary resistance of building components

This includes doors, shutters, garage doors and grilles typically for commercial premises and higher risk domestic premises and is acceptable to the ABI and the Police. The standard has 6 levels, 6 being the highest, with levels 1 and 2 equivalent in many respects to BS PAS 24 and BS 7950.

STS01 Issue 4: 2012

Enhanced security requirements for doorsets and door assemblies for dwellings to satisfy the requirements of PAS23 and PAS24

As the title suggests this is an equivalent test standard to PAS 24, incorporating PAS 23 (fitness for purpose), published by Warrington Certification.

STS02 Issue 3: 2011

Requirements for burglary resistance of construction products including hinged, pivoted, folding or sliding doorsets, windows, curtain walling, security grilles, garage doors and shutters.

This specifies a broadly similar range of attack tools and times to those specified at the lower levels of LPS1175. However, STS202 does not extend to cover the higher levels of risk addressed within LPS1175 and the attack methods used differ.

EN 356, 2000 (Ratings P1A to P8A)

Glass in building. Security glazing. Testing and classification of resistance against manual attack.

A performance standard for manual attacks on glazing. P2A is comparable to the performance of a 6.8mm laminated glass, and P4A to that of a 9.5mm laminated glass.

Commonly Used Acronyms

CIT

Cash in transit (refers to vehicles, personnel and routines).

CPTED

Crime Prevention Through Environmental Design
(Learn more at www.designforsecurity.org/about/cpted)

CRS

Crime Reduction Specialist. Sometimes known as CPO (Crime Prevention Officer)

INPT

Integrated Neighbourhood Policing Team.

PVB/PolyVinyl Butyral (Glazing interlayer)

A commonly used interlayer used in the production of laminated glass.

LPCB (Loss Prevention Certification Board)

A brand of the BRE Global (Building Research Establishment) family. The LPCB work with insurers, Government, police, designers, manufacturers, contractors and end users to develop methods of assessing performance and reliability of security products to ensure their fitness for purpose.

UKAS (United Kingdom Accreditation Service)

The sole national accreditation body recognised by government to assess, against internationally agreed standards, organisations that provide certification, testing, inspections and calibration services.

Useful Websites

Design for Security

www.designforsecurity.org

Secured by Design

www.securedbydesign.com

RIBA Product Selector

www.ribaproductselector.com

LPCB – Red Book Live

www.redbooklive.com

Crime Reduction (Home Office)

www.crimereduction.homeoffice.gov.uk

DAC (Design Against Crime) Solution Centre

www.designagainstcrime.org

Building for Life

www.buildingforlife.org

CLG (Communities and Local Government)

www.communities.gov.uk