



CRIME IMPACT STATEMENT

Willow Street, Bury

13 No. Apartments

FOR: Irwell Valley Homes

VERSION A: 31st October 2022

REFERENCE: 2022/0480/CIS/01

Greater Manchester Police

designforsecurity

Willow Street

2022/0480/CIS/01

EXECUTIVE SUMMARY

Recommendations Made

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime. The development is broadly acceptable, in terms of designing out crime, and we are supportive of the proposals. There a number of points raised in section 3.3 which should be followed where possible, including:

- Access from the parking area into the development should be restricted to residents/staff/visitors with an access-controlled gate.
- The car parking area should be illuminated to a high standard.
- It is recommended that the apartment building should be built to Secured by Design standards.

If the recommendations contained within section 3.3 are implemented, we would be generally supportive of the planning application.



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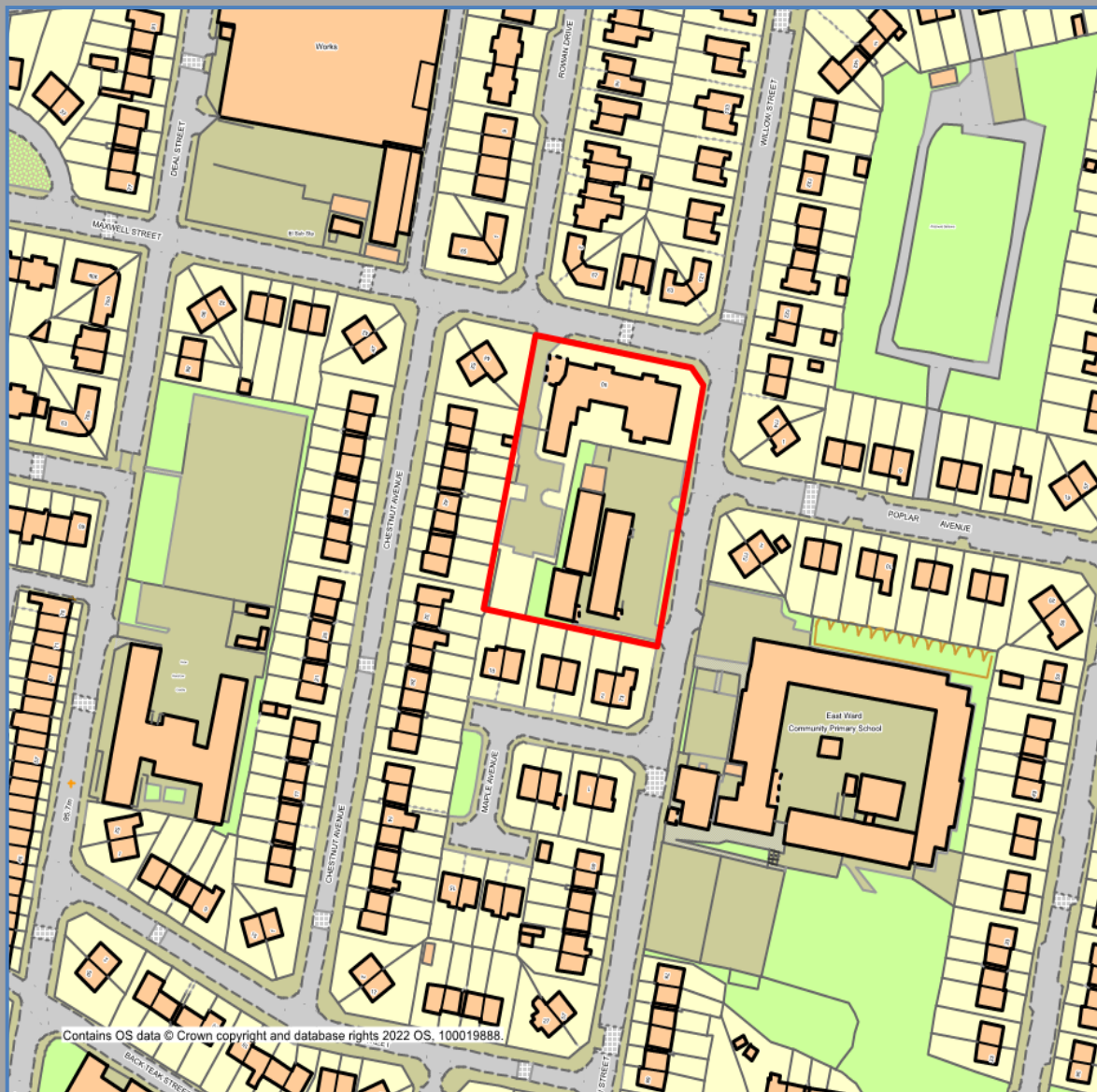
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The site is roughly rectangular in shape and it is bound by Queensberry Place to the North, to the East it is bound by Willow Street, to the South the site is bound by the rear boundaries of no. 2-10 Maple Avenue, and to the West the site is bound by the rears of properties on Chestnut Avenue.

The site is currently developed with 4 no. buildings associated to Bury Council Leisure services, which are accessed from Willow Street. The local area is generally residential with a primary school opposite on Willow Street.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st October 2021 to 30th September 2022.

2.1 Crime Summary

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
44	<5	115	393	43	9	12	38	30	<5

- 2.1.1 The volume of crime in the local area is high – with the most prevalent types of crime being violence, theft and criminal damage and vehicle crime. These types of crime are typical of those experienced in or within close proximity of town and city centres – where there is often a concentration of retail, commercial and licensed premises, leading to a concentration of crime and disorder issues.
- 2.1.2 Violence has taken place throughout the surrounding area, with a particular concentration to the south-west (around/off Wash Lane) and to the north (Bell Lane). Assaults, harassment and public order offences have been the highest recorded types of violence in the area, often taking place around the local school and residential streets, in which the offender is often known to the victim.
- 2.1.3 Theft offences have mostly occurred in/around retail units and licenced premises located around Wash Lane, where offenders have stolen insecure personal items (such as bags and mobile phones) and items belonging to the businesses. Offenders have also targeted insecure bags and equipment from the local schools.
- 2.1.4 Criminal damage offences have taken place throughout the local area, whereby offenders have targeted glazing in windows and doors of dwellings and vehicles.

2.2 Common Local M.O.s (Modus Operandi)

- 2.2.1 Forcing open secure doors using bodily pressure and implements in order to gain access to apartments
Possible Solution - All apartment entrance doorsets should be certified to a burglary resistant standard (i.e. BS PAS 24).
- 2.2.2 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.
Possible Solution - There should be access controlled secure doorsets restricting access to the circulation core of the building to reduce the possibility of would-be offenders from tailgating residents and visitors into the building.
- 2.2.3 Exploitation of insecure windows and doors to gain access into communal areas and apartments
Possible Solution – All ground floor communal doors should be fitted with door closers and lock automatically, to prevent these doors from being left open and insecure. Any publicly accessible apartment entrance doors should be fitted with a split-spindle, or fixed external handle, to prevent them from being opened from the outside when unlocked. Any accessible windows should be restricted in opening to prevent them from being fully opened if left insecure.

2.3 Risk Factors

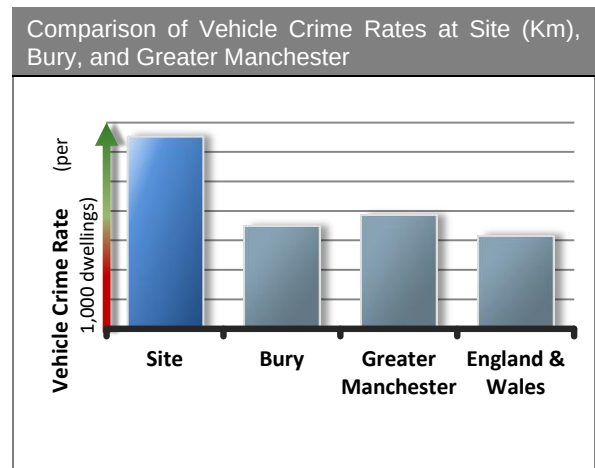
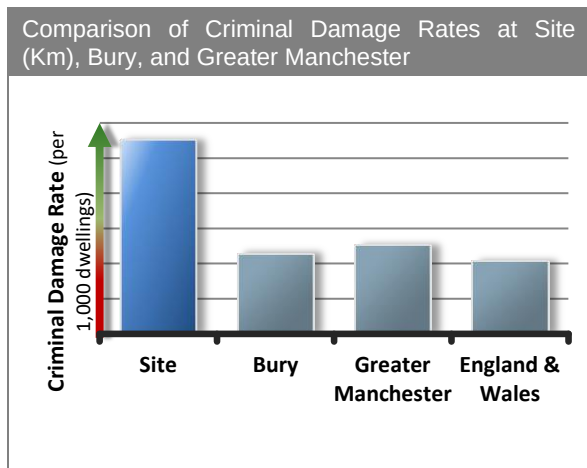
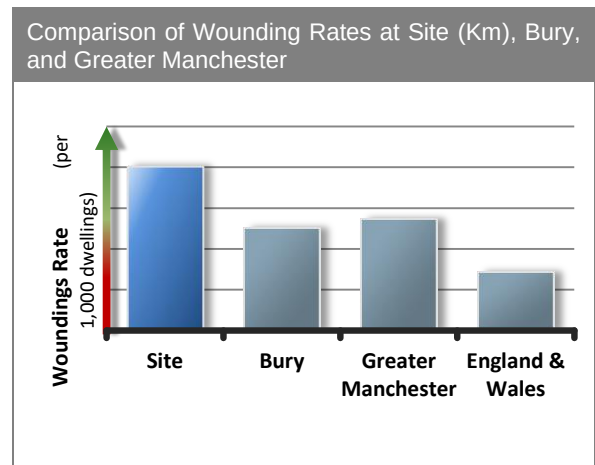
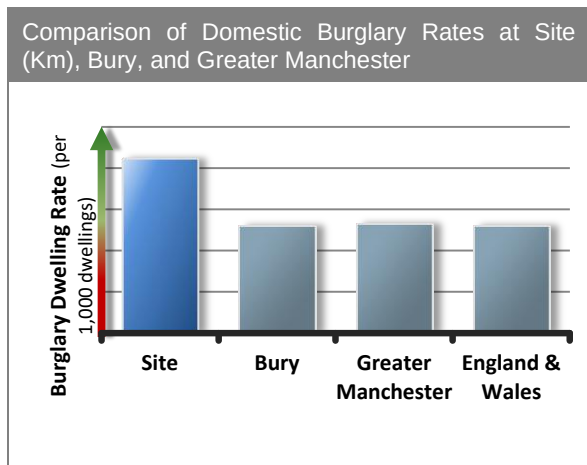
The typical security risks for a development of this nature are:

- Domestic burglary
- Theft from gardens, sheds or garages
- Criminal damage to dwellings and vehicles

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- Theft of, or from, vehicles
 - Bogus callers and distraction burglary
 - Anti-social behaviour
 - Neighbour disputes
 - Theft and criminal damage during the construction period
 - Unauthorised access to private spaces
 - Poor maintenance of access control systems

2.4 Crime Rate Comparison

The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.

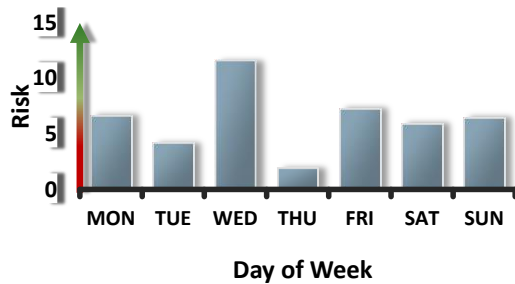


- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **63% higher** than Bury as a whole, **59% higher** than Greater Manchester and **63% higher** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **61% higher** than Bury as a whole, **47% higher** than Greater Manchester and **182% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **142% higher** than Bury as a whole, **119% higher** than Greater Manchester and **166% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **87% higher** than Bury as a whole, **70% higher** than Greater Manchester and **106% higher** than England & Wales.

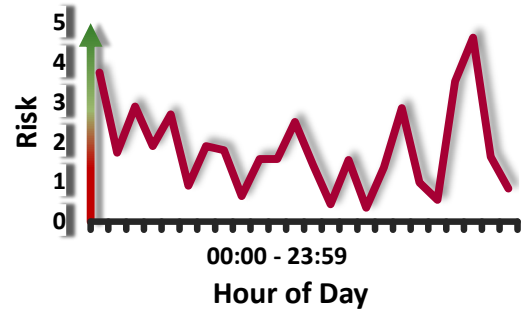
2.5 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.

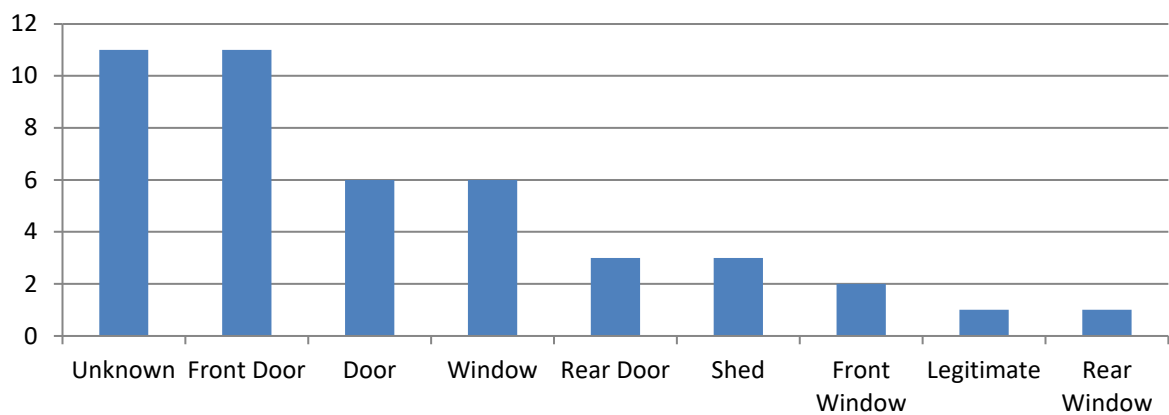
Burglary Dwelling – Day Range



Burglary Dwelling – Time Range



Burglary Dwelling – Point of Entry



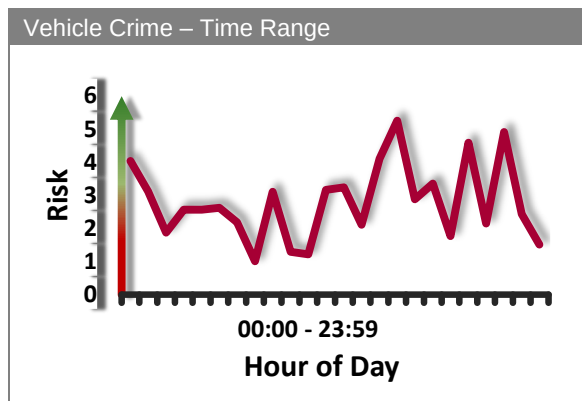
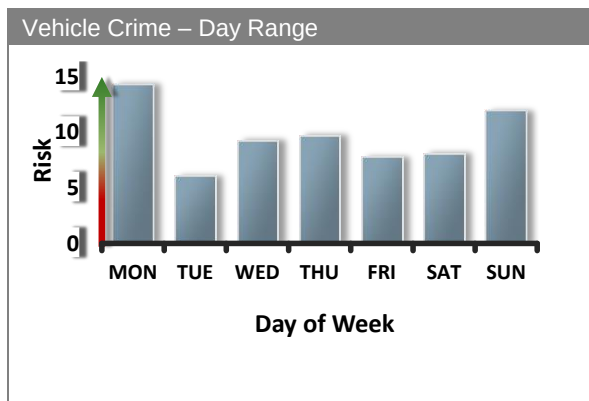
2.5.1 **Day/Time Range:** The risk of domestic burglary in the local area peaks on a Wednesday during the evening (7pm – 11:59pm). Offenders often target properties during the late evening when it is dark and there is less footfall in the area, giving offenders the perception that they are less likely to be caught or identified.

2.5.2 **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 in order to gain access to the property.
- In cases where the entry point is "unknown" it is likely that offenders have exploited insecure windows and doors.
- Smashed glazing in windows and doors using implements.
- Entering apartment buildings by means of tailgating residents/ forcing entry and gaining access to communal areas.
- Entering the rear garden of the property and using bodily pressure and implements gain access to the garden shed.

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 in the local area peaks on a Monday and Sunday during the afternoon and into the evening. Offenders often target vehicles during the afternoon and evening, particularly during the working week, as vehicles are likely to be left unattended and out of sight of the owner for long periods of time, creating a perceived low risk opportunity.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposals include the demolition of 4No. buildings associated to Bury Council Leisure services, ground cleared and the erection of a 2-storey apartment building for supported living comprising 13No. self-contained dwellings, a communal lounge and laundry room & 2No. managers.
- 3.1.2 The site will be re-landscaped with allotments and new trees. The existing car park will be increased providing a total of 23No. spaces with new access ramp and stair to connect the changing levels

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 The proposed apartments will increase residential activity in this area which can deter criminality and antisocial behaviour - if would be offenders believe they will be seen or identified.
- 3.2.2 The building footprint is relatively simple and does not include any recessed area, or similar features, that could conceal an offender.
- 3.2.3 The building will be overlooked from Willow Street allowing for passive surveillance from those passing by or on foot.
- 3.2.4 The site entrance from the car park will be overlooked by the residents lounge and office.

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.

- 3.3.1 The site perimeter with Willow Street should be defined with a secure, visually permeable, boundary treatment to a minimum height of 1800mm.
- 3.3.2 Access into the site from the car parking area should ideally be restricted to residents, staff, and visitors. It is highly recommended that an access-controlled gate is installed at this point to reduce the potential for misuse in the amenity space of the building.

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- 3.3.3 The detached nature of the car park from the apartment building could leave parked vehicles vulnerable – particularly overnight. To deter offenders from targeting parked vehicles it is highly recommended that the car park is illuminated to a high standard.
 - 3.3.4 The main resident's entrance and staff entrance points should be illuminated to a high standard to deter congregation
 - 3.3.5 External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock operating with an electronic access control system, these features should be permitted under the scope of the certification.
 - 3.3.6 Access into the building should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building as this can be exploited by offenders.
 - 3.3.7 Secure through-the-wall mailboxes should be provided so that postal workers do not require entry to the building to deliver mail.
 - 3.3.8 The proposed apartment building should be built to Secured by Design standards.

4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Doors

- ☐ External communal access doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification. Access into the build should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.
- ☐ Secure through-the-wall mailboxes should be provided so that postal workers do not require entry to the building to deliver mail.
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2. Apartment entrance doors must have a door viewer.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.

4.2 Windows

- ☐ Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

4.3 Glazing & Building Fabric

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one 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 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.

4.4 Alarms

- ☐ If an alarm is installed, then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.5 Boundary Treatments

- ☐ The site should be enclosed with a secure boundary. It is recommended that the site boundary is a minimum of 1800mm in height and visually permeable (i.e. weld mesh or railing construction). Access into the site from the car parking area should be restricted with an access-controlled gate.

4.6 Car Parking

- ☐ Apartment car parking areas should be illuminated to a high standard.
- ☐ Car parking spaces should be clearly marked, and signage should indicate that these are for residents use only.

4.7 Landscaping

- ☐ There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.
- ☐ It is essential that good sightlines are maintained throughout the development to allow residents and visitors to actively survey the area for potential threats and planting should be carefully considered particularly near the building entrance.

4.8 Lighting

- ☐ External lighting must be provided to pedestrian routes within the development in accordance with BS 5489. Lighting should be taken from a variety of sources and levels (i.e. columns, up lighting) to provide a greater level of coverage and avoid shadows/pooling.
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high- and low-pressure sodium bulbs.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

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
- 5.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

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
		CIS application received

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
1264-JDA-Z1-00-DR-A-0001	Location Plan	14/09/22	
1264-JDA-Z1-00-DR-A-0002	Existing Site Plan	14/09/22	
1264-JDA-Z1-00-DR-A-0004	Proposed Site Plan	14/09/22	
1264-JDA-Z1-ZZ-DR-A-0003	Existing Elevations	26/09/22	
1264-JDA-Z1-ZZ-DR-A-0005	Proposed Ground and First Floor Plans	14/09/22	
1264-JDA-Z1-ZZ-DR-A-0006	Proposed Elevations	14/09/22	

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		