

# Crime Impact Statement

- Smith Street / Milton Street, Rochdale
  - Mixed use development comprising commercial, retail and leisure functions

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## Interim Evaluation

The proposed development would bring welcome activity to a largely inactive area. However, its location within Rochdale town centre exposes the development to significant criminal activity. It is essential that the proposal does not incorporate features that would increase crime or the fear of crime in and around the site. Particular consideration should be given to:-

- Public spaces around the building and along the riverside
- Internal access control of personnel and visitors and customers.

The developer must take full account of the recommendations of this report when devising the detailed proposals.

## Contact Register

Date of Contact	Summary of Contact
4 <sup>th</sup> January 2010	CIS Instruction Received
13 <sup>th</sup> January 2010	Telephone Contact re: queries and CIS programme

## Document Register

The analysis of the proposals is based on the following documents submitted by the developer:

Document/Drawing Reference Number	Document/Drawing Title
AL(9)000	Ground Level Floorplate

**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.**

## Introduction

This Crime Impact Statement:

- Has been produced by the Greater Manchester Police Design for Security consultancy, a professional organisation independent of the design process.
- Highlights crime and disorder issues in the vicinity of the development.
- Assesses the development in terms of its likely effect on crime and disorder in the area.
- Identifies design solutions based on analysis of the crime issues in the area that will reduce the proposals vulnerability to crime.
- Helps an applicant to adapt a development to avoid/reduce the adverse affects of crime and disorder.
- Allows Local Planning Authorities (LPAs) to use the information to make better decisions and enable the planning process to run more smoothly.
- Helps to allay public fears about a development that are often brought about by a lack of information and create goodwill on behalf of the developer.

## Part A – Analysis of the Site

### 1.0 The Proposal

- Construction of mixed-use building to provide office accommodation for Rochdale Council staff, a library and retail functions to the ground floor.

### 2.0 Site Analysis

The diagram below highlights relevant local features, which could have an impact upon the security of the scheme.



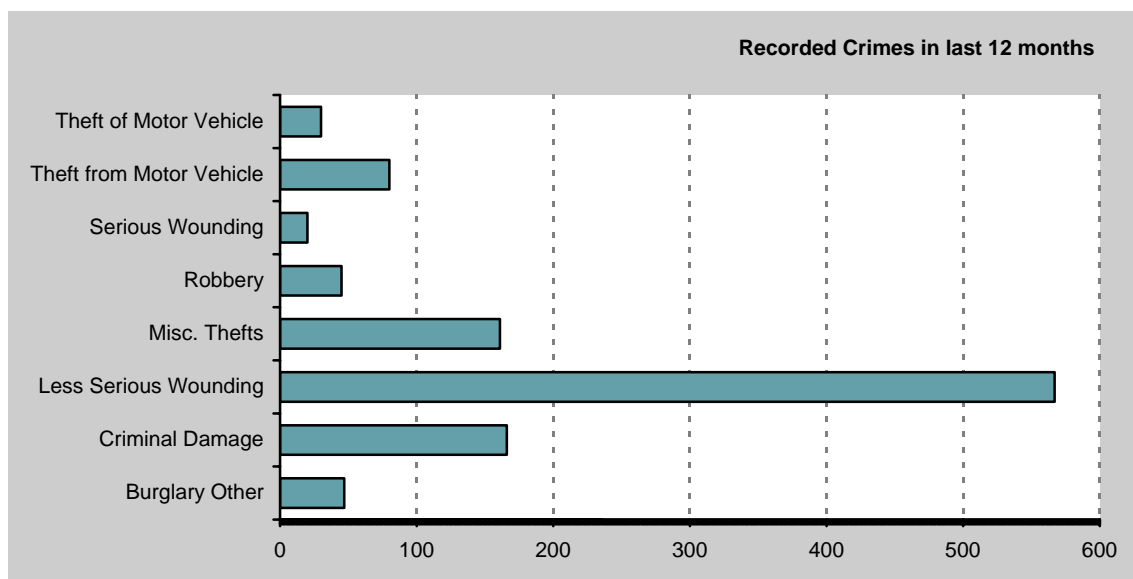
- The site is largely a flat and undeveloped plot in Rochdale town centre, most of which is currently used for car parking.
- There is a small commercial building in the northwest corner, which was formerly offices for the Yellowway coach company.
- The western boundary of the site contains a ramp giving access to the riverbed for the Environment Agency.
- The site is bounded on the western and southern sides by the River Roch, with streets marking the other edges of the site.

- A proposed tram stop will be located north of the site, across Smith Street. A new bus station will be built on the opposite bank of the river. It is anticipated that the existing bus station site will be redeveloped to provide new retail, leisure and commercial premises.
- The Mecca bingo centre faces the eastern side of the site, with its adjoining parking area.

### 3.0 Crime Issues at this Location

#### 3.1 Crime Statistics

The graph below illustrates the number of crimes recorded in the period 1st January 2009 and 1st January 2010 in a grid area centred on the site, measuring approximately 1km<sup>2</sup> (please see Appendix 1 for a description of each of the crime types).

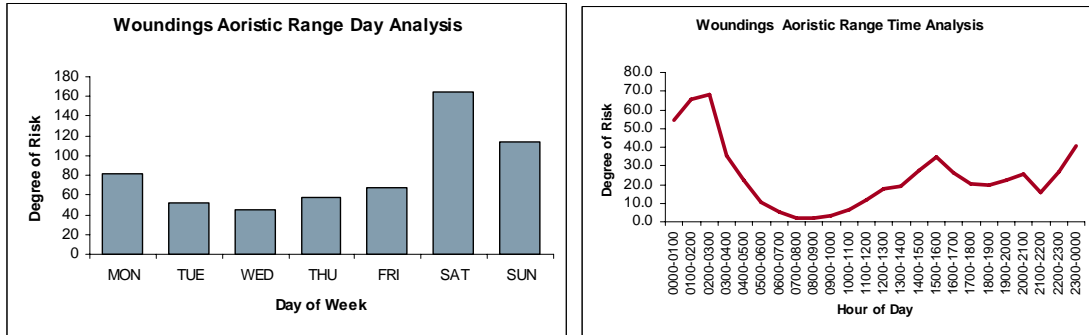


There have also been reported cases of arson, domestic burglary and theft of pedal cycle in the area.

Overall levels of crime are high in the area around the site. Town centres attract large concentrations of people and the figures to some extent reflect this heightened level of activity. The most significant crime in terms of recorded cases is 'less serious

wounding’, and this is a major issue in Rochdale, being especially related to the town’s night time economy, peaking in the early hours of Saturdays and Sundays. Incidents are often alcohol-related.

**Wounding Day/Time Risk Analysis**



**FIGURE 8: DAY RISK: WOUNDINGS**

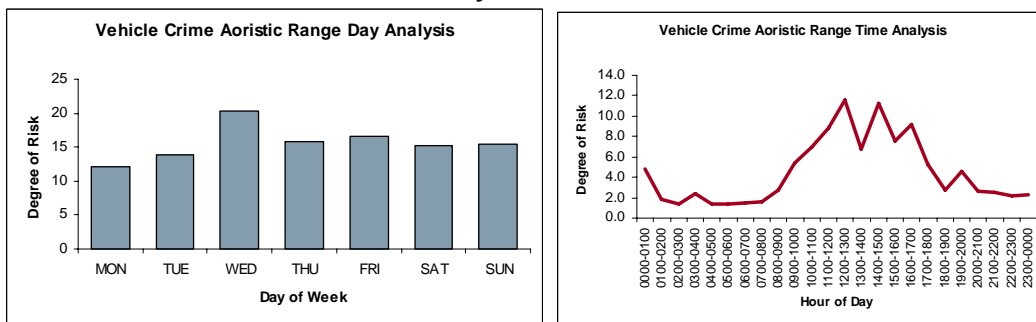
**FIGURE 9: TIME RISK: WOUNDINGS**

Criminal damage and vehicle crime levels are also relatively high in the area. The current use of the site for unsupervised, long-stay car parking will inevitably attract criminals as the area currently lacks legitimate activity and surveillance.

Antisocial behaviour is a serious issue in and around Rochdale town centre, and in the sample area more than 3 incidents are reported every day, on average. A large proportion of the disorder is alcohol-related.

Most of the crimes recorded on the site itself involve parked vehicles. When parked cars are absent, i.e. in the evenings and at night, there are few features that would attract the attention of criminals. Levels of natural surveillance are low, so any incidents that do occur are less likely to be witnessed and reported to the police.

**Theft of/from Motor Vehicle Risk Analysis**



**FIGURE 7: TIME RISK: THEFT OF/FROM MOTOR VEHICLE**

**FIGURE 6: DAY RISK: THEFT OF/FROM MOTOR VEHICLE**

Following the analysis of crimes that have taken place within the surrounding area, the most important crime factors limiting the success of this scheme concern:

- Property: Including burglary, criminal damage and arson
- Vehicles: Theft of, theft from and damage to parked motor vehicles and cycles.
- People: less serious wounding, robbery, and miscellaneous thefts.

#### 4.0 Security Considerations

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

- Common burglary
- Cash robbery
- Violence to staff
- Employee pilferage
- Personal belongings at work
- Bicycle theft
- Staff only access
- Criminal Damage

Additional Risk factors for the retail units:-

During Normal Trading Hours

- Smash & grab raids
- Shoplifting
- Customer belongings
- Loading & unloading

Outside Normal Trading Hours

- Smash & grab raids
- Ram-raids

Additional Risk factors for the library:-

- Theft of equipment
- Antisocial behaviour

## 5.0 Design Considerations

- Riverside walk. Any proposed footpath alongside the River Roch should be wide enough to prevent easy entrapment of pedestrians, and clear of obstructions that could impede sight lines. The precise width should be determined by local conditions but it should not be less than 4m. It should be well overlooked from routinely occupied rooms of the adjacent building(s). Any seating areas or potential gathering places should be located in full view of Smith Street – avoid locating them in areas that would be hidden from view at quiet times. Any proposed street cafés should have mobile seating that can be moved into and stored inside when not in use – the design of the building should allow space to accommodate this.
- The introduction of landscape features and planting should be planned in association with the lighting scheme to ensure that effective illumination is maintained, taking account of the likely growth characteristics of proposed trees / shrubs. Planting should not be located where it could block sight lines or provide hiding places for potential offenders.
- Any street furniture should be designed to withstand casual acts of vandalism. In more vulnerable locations I would recommend using ‘off the shelf’ products that could be readily replaced or repaired following damage. When commissioning bespoke street furniture and public artworks it is also important to be mindful of the potential for attack and ease of repair. These features are best positioned where there is plenty of formal and informal surveillance. The potential impact of skateboarding should also be considered.
- Street activity. The proposed layout should contribute to legitimate activity in the streets around it and increase the amount of natural surveillance in

these areas. It should not create secluded areas where unobserved unlawful activity can occur. Effective surveillance and maximising visibility are central to safe design. Places that have passers by or windows and activities that overlook them provide the victim with the possibility of help and the offender with increased risk of detection. Buildings should be well lit and face the street. Lobbies should be visible from the outside and buildings should not contain concealment spots next to pedestrian routes or public spaces.

- The building footprint should not include recesses at ground floor level that could provide hiding places for would-be criminals (including any service areas). Public access to the rear of buildings should be restricted. In particular, secluded footpaths or alleyways should not run at the rear of and provide access to buildings.
- The design of the building should not include external features that would constitute aids to climbing, potentially allowing unlawful access to upper floors.
- The multiple functions of the development will require varying levels of access to different parts of the building. In devising the proposals, the designer should consider a zoning strategy that effectively separates public and staff only areas. Retail units should be self-contained and separate from each other and from other functions.
- Criminal Damage. The development should avoid creating large expanses of blank wall that may become a target for graffiti, and any external features or landscaping should be robust in order to withstand casual acts of vandalism.
- Cycle storage. Long stay cycle parking should be provided within a secure enclosed area, preferably within the buildings. Short stay cycle parking should be located close to entrances where it can be overlooked from the reception lobby.
- Vacant plots / development sites. Whilst not within the site boundaries, the condition and treatment of the existing bus station site will impact on the security of visitors and staff using the new facilities. Hoardings around vacant sites can create secluded passageways and blind spots and

become targets for criminal damage. Vulnerabilities in the boundary can be exploited by the traveling community. Any interim site treatment should take full account of these factors.

- The design proposals for public areas must reflect the realistic level of site management likely to be implemented in order to preserve the long-term integrity of site security. Effective lighting will be crucial to the success of this scheme and regular inspection and repair is essential. Cleaning, removal of graffiti and repair of damage arising from vandalism should be carried out quickly in order to maintain a culture of care and respect. A lack of maintenance often attracts further abuse.
- The developer should be mindful of the seven attributes of safer places which are contained within '*Safer Places – The Planning System and Crime Prevention*', a planning guidance document issued by the Home Office and the ODPM (now the DCLG) for England and referenced by Planning Policy Statement 1. All seven general attributes align with the principles of Crime Prevention Through Environmental Design (CPTED) and Secured by Design (SBD). They should be considered and applied to the detailed design of the development (see appendix 3).

Given the existing crime levels in the area, it is highly recommend that the development is designed and constructed to 'Secured By Design' (SBD) standards (please see [www.securedbydesign.com](http://www.securedbydesign.com) for more information and general design guides).

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Consultant



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## Part B – Assessment of the Development – to be completed

# Appendices

## A1 Glossary of Crime Types

SOURCE: Home Office

### Arson

Deliberately destroying or damaging property by fire.

### Burglary in a dwelling

#### *Burglary in a dwelling*

Where an offender enters a dwelling as a trespasser to steal or commit grievous bodily harm.

#### *Aggravated burglary in a dwelling*

Where an offender, armed with a firearm, weapon or explosive, enters a dwelling as a trespasser to steal or commit grievous bodily harm.

### Burglary in a building other than a dwelling

#### *Burglary in a building other than in a dwelling*

Where an offender enters a building other than a dwelling as a trespasser to steal or commit grievous bodily harm.

#### *Aggravated burglary in a building other than a dwelling*

Where an offender, armed with a firearm, weapon or explosive, enters a building other than a dwelling to steal or commit grievous bodily harm.

### Criminal damage

#### *Criminal damage to a dwelling*

Deliberately, or recklessly, destroying or damaging somebody else's home.

#### *Racially or religiously aggravated criminal damage to a dwelling*

Deliberately, or recklessly, destroying or damaging somebody else's home, where there is a racial or religious motive to the offence.

#### *Criminal damage to a building other than a dwelling*

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else.

#### *Racially or religiously aggravated criminal damage to a building other than a dwelling*

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else, where there is a racial or religious motive to the offence.

#### *Criminal damage to a vehicle*

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else.

#### *Racially or religiously aggravated criminal damage to a vehicle*

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else, where there is a racial or religious motive to the offence.

#### *Other criminal damage*

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere).

#### *Racially or religiously aggravated other criminal damage*

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere), where there is a racial or religious motive to the offence.

#### *Threat or possession with intent to commit criminal damage*

Threatening or causing someone to fear that his or her property might be damaged; or possessing anything, without lawful excuse, intended to cause damage.

### Less serious wounding

#### *Less serious wounding (including any minor injury)*

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm.

#### *Racially or religiously aggravated other wounding*

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm, where there is a racial or religious motive to the offence.

### Common assault (includes some minor injury)

#### *Common assault (no injury)*

Assaulting another person where the victim receives a minor injury or, as of 2002/03, no injury.

#### *Racially or religiously aggravated common assault*

Assaulting another person where the victim receives no injury and there is a racial or religious motive to the offence.

### Miscellaneous theft

#### *Theft from the person*

Stealing property from another person, with intent to permanently deprive him or her of it.

#### *Theft from shops*

Stealing, with intent to permanently deprive, from retail premises (i.e. shoplifting).

#### *Theft by an employee*

Stealing from one's employer, with intent to permanently deprive the employer.

#### *Theft or unlawful taking of mail*

Unlawfully taking away or opening a mailbag.

#### *Proceeds of crime*

Concealing, disguising, converting, transferring or removing property obtained through criminal activity (i.e. money laundering).

#### *Abstracting electricity*

Dishonestly using, wasting or diverting electricity, without authority.

#### *Other theft or unauthorised taking*

Stealing not classified elsewhere.

#### *Handling stolen goods*

Dishonestly receiving or handling goods, knowing or believing them to be stolen.

## **Robbery**

### *Robbery of personal property*

The actual or threatened use of force during or immediately before the theft of personal property.

### *Robbery of business property*

The actual or threatened use of force during or immediately before the theft of property belonging to a business.

## **Serious wounding**

### *More serious wounding or other act endangering life*

Viciously intending to cause grievous bodily harm to another person.

## **Theft from a motor vehicle**

### *Theft from a vehicle*

Where there is intent to steal from a vehicle rather than drive it away.

### *Vehicle interference and tampering*

Interfering with a vehicle, its contents or anything carried in it.

## **Theft in dwelling**

### *Theft from an automatic machine or meter*

Stealing money from a meter in a dwelling.

### *Theft in a dwelling other than from an automatic machine or meter*

Stealing property from a dwelling where the thief has not trespassed to gain entry

## **Theft of a motor vehicle**

### *Theft or unauthorised taking of a motor vehicle*

Stealing a motor vehicle, with intent to permanently deprive the owner of it.

### *Aggravated vehicle taking*

Stealing a motor vehicle, with intent to permanently deprive the owner of it, and driving that vehicle dangerously, or consequently causing injury or damage to property, including to the vehicle.

## **Theft of a Pedal Cycle**

### *Theft or unauthorised taking of a pedal cycle*

Stealing a bicycle, with intent to permanently deprive the owner of it.

## **A2 Considerate Constructors Scheme**

### **SOURCE:**

[www.considerateconstructorsscheme.org.uk](http://www.considerateconstructorsscheme.org.uk)

### **Code of Practice for the Scheme**

#### **1. Considerate**

All work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.

#### **2. Environment**

Be aware of the environmental impact of your site and minimise as far as possible the effects of noise light and air pollution. Efforts should be made to select and use local resources wherever possible. Attention should be paid to waste management. Reuse and recycle materials where possible.

#### **3. Cleanliness**

The working site is to be kept clean and in good order at all times. Site facilities, offices, toilets and drying rooms should always be maintained to a good standard. Surplus materials and rubbish should not be allowed to accumulate on the site or spill over into the surroundings. Dirt and dust from construction operations should be kept to a minimum.

#### **4. Good Neighbour**

General information regarding the Scheme should be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent residents, traders and businesses, regarding programming and site activities should be maintained from pre-start to completion.

#### **5. Respectful**

Respectable and safe standards of dress should be maintained at all times. Lewd or derogatory behaviour and language should not be tolerated under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operatives should be instructed in dealing with the general public.

#### **6. Safe**

Construction operations and site vehicle movements are to be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity should be a security risk to others.

#### **7. Responsible**

Ensure that everyone associated with the site understands implements and complies with this code.

#### **8. Accountable**

The Considerate Constructors Scheme poster is to be displayed where clearly visible to the general public. A site's contact details should be obvious to anyone affected by its activities.

## Seven Attributes of Safer Places

### 1. Access & Movement

Places with well defined and well used routes with spaces and entrances that provide for convenient movement without compromising security. Crime and anti-social behaviour are more likely to occur if:

- Pedestrian routes are poorly lit, indirect and away from traffic;
- Streets, footpaths and alleyways provide access to the rear of buildings;
- There are several ways into and out of an area – providing potential escape routes for criminal activity;
- It is easy for people to become lost or disorientated; streets and spaces are unwelcoming or underused by capable guardians.

A good movement framework has direct routes that lead people safely to the places they want to go by whatever means – on foot, by bike or on public transport. Layouts based on main routes and shared spaces reduce the need for underused alleyways, shortcuts and minor access points that can become vulnerable to or facilitate crime. The consequences of the number and type of connections in this setting need to be carefully considered.

### 2. Structure

Places that are structured so that different uses do not cause conflict. Crime and anti-social behaviour are more likely to occur if:

- Buildings and private/communal spaces have a large number of sides exposed to the public realm;
- The way that buildings streets and spaces are laid out allow criminals to move around and operate undetected;
- A places tends to bring together people who are likely to offend and suitable targets;
- Capable guardians are not present;
- Places become derelict or underused;
- Under and unused buildings and spaces that have become vulnerable to crime are not remodelled or removed.

A safe and legible urban structure has a well-defined and clearly understood movement framework and good quality, well-used public spaces that support surveillance. Pedestrians need well-lit and clearly defined routes linking areas of activity and key destinations. A legible layout lessens the need to depend on signs to find one's way around. It enables

people to read their surroundings and the way ahead in order to detect dangers and warning signs.

### 3. Surveillance

Places where all publicly accessible spaces are overlooked. Crime and anti-social behaviour are more likely to occur if:

- Criminals can operate, including travelling to and from the location, without fear of being seen;
- Criminals or their activities do not attract attention – or they are confident that no one will take any action;
- All sides of buildings and all parts of spaces are not overlooked by surrounding users or passers-by;
- Buildings and spaces are not designated to allow surveillance 'outside' from 'inside' and vice versa.

Clear sightlines and good visibility allow people to see where they are going and make a reasonable choice of routes. This has a significant impact on feeling and being safe. In areas designed for use after dark, visibility depends on effective lighting. Well-designed lighting increases the opportunity for surveillance at night, sends positive messages about the management of an area, and enhances the aesthetics of the night-time environment.

### 4. Ownership

Places that promote a sense of ownership, respect, territorial responsibility and community. Crime and anti-social behaviour are more likely to occur if:

- It is unclear whether space is public or private, and what behaviour is expected in each;
- Private space is easily accessible to people who have no right to be there;
- An offender's presence in the area does not attract attention;
- A place feels like it is not under supervision of local residents, businesses, organisations or other users.

Encouraging residents and tenants to feel a sense of ownership and responsibility for their surroundings can make an important contribution to crime prevention. Uncertainty of ownership can reduce responsibility and increase the likelihood of crime and antisocial behaviour going unchallenged. Alternatively, when responsibility and ownership are high, there is a feeling that crime is more likely to be detected and responded to.

## 5. Physical Protection

Places that include necessary, well-designed security features. Crime and anti-social behaviour are more likely to occur if:

- ➔ The target hardening measures (for example the doors, windows and gates recommended for 'Secured By Design' (SBD) accreditation) are not selected to be appropriate to the building and to the crime risk faced, or are not integrated, installed or used properly;
- ➔ It is easy to enter and exit properties illegally;
- ➔ It is easy to remove property.

Physical protection involves measures that make it more difficult to commit offences and instil a feeling of safety in users. It includes active security measures (such as locks, doors, windows, and glazing) that aim to place secure physical barriers or surveillance in the path of the criminal – making crime harder to commit and raising the risk of detection and possible capture. It is important that this is done in a balanced way by employing methods that reasonably secure a place without visibly announcing that the design was concerned about crime.

## 6. Activity

Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times. Crime and anti-social behaviour are more likely to occur if:

- ➔ An area is either very quiet or very busy, depending on the local context and the type of crime;
- ➔ Different groups of people feel that there is nothing to do;
- ➔ Criminals can go about their business unnoticed;
- ➔ Places become devoid of activity at certain times of the day or night, whilst remaining accessible to offenders;
- ➔ Potential offenders and/or victims are concentrated in the same place at the same time, such as bus stops, taxi ranks, or fast food outlets after pubs close or areas of the town centre throughout the evening.

Crime can be deterred through the 'eyes on the street' of people going about their everyday business. However, too much activity risks anonymity and can also lead to increases in the opportunity to commit particular types of crime, such as pick-pocketing, and anti-social behaviour. Decisions about which levels and types of activity are appropriate need to be made for the local context.

Within residential areas, there can be advantages for crime prevention to attracting a mix of people of different ages, lifestyles and economic status. This avoids concentrations of groups such as young people that may be more likely to offend, or be targeted as victims, or create areas devoid of occupation, activity and surveillance at particular times. Providing a range of housing types in terms of dwelling size, type, tenure and affordability can enable this.

## 7. Management and Maintenance

Places that are designed with management and maintenance in mind, to discourage crime in the present and the future. Crime and anti-social behaviour are more likely to occur if:

- ➔ Places are untidy or unattractive, giving the impression of not being cared for or that crime and disorder is tolerated;
- ➔ Signs of disorder and neglect, such as broken windows, abandoned vehicles or graffiti are not removed at the earliest opportunity;
- ➔ An organised human presence (such as police, security guards, street wardens or concierges) is absent.

The overall quality of the environment and its upkeep can influence both the perception and reality of safety and security. A good quality, attractive public space that is perceived as well maintained and cared for by its owners and its users improves its overall image, encourages greater use, promotes greater respect for the environment and reduces the likelihood of crime or vandalism.

The above general measures/principles should be considered in the detailed design of the development. In terms of the layout of the development, the following site/development specific issues are highlighted at this stage and need to be addressed in the final design:

- ➔ Dwellings should front onto the surrounding streets or the access road, in order to create 'active frontages' and maximise surveillance over visitors. The sides (including gables) and rears of the dwellings should be defined as private space and adequately secured to prevent unauthorised access. The front gardens of dwellings should be clearly defined as separate from the adjacent public highway, in ownership/control of the residents themselves.
- ➔ It is essential that the development is designed so that residents vehicles are secure and overlooked. It is preferable that all dwellings either have the provision to garage vehicles or have in-curtilage gated car parking arrangements. Where this is absolutely unachievable, parking spaces should be provided in small groups, directly in front of the dwellings they serve.

➤ A successful lighting scheme deters and reveals potential intruders and reduces the fear of crime. Lighting levels should be good, but not oppressive and evenly distributed.

➤ Any proposed landscaping features (hard or soft) should not impede natural surveillance of/from the buildings or create a climbing aid over any boundaries. Future soft landscaping growth and maintenance must be taken into account at the design stage.