



County Hall, Mold  
Flintshire CH7 6ND  
Neuadd y Sir, YrWyddgrug  
Sir y Fflint CH7 6NG

Date: 7<sup>th</sup> February 2014

Our Reference: FL/3/2014

### **BREEAM Application: Holywell Campus, Strand Walk, Holywell CH8 7AW**

Dear Mr Hadfield,

Thank you for asking me to review and comment on the above planning application which refers to a proposed BREEAM development at Holywell Campus, Strand Walk Holywell CH8 7AW

Having considered all the information that has been made available to me through plans, consultation at design stages (RIBA stage C) and visiting the proposed site on Thursday 12<sup>th</sup> December 2013 I have reached the following conclusions.

#### **Crime Analysis**

- A review of the crime statistics for 2013 /14 reveals that the crime around the proposed location is medium to high risk: Anti-Social Behaviour 17, Criminal Damage 14, Assault 10, Burglary other than dwelling 7, Theft other 7, Burglary Dwelling 2, Drugs 2, UTMV 1, Theft from motor vehicle 1 and Theft pedal cycle 1.

#### **Development Design, Roads, Pavements and Parking**

- Egress and entry to the new School will be from several locations around the site Strand Walk, Pen-y-Maes Road and Strand Park each entry/exit point will be fitted with security gates.
- All deliveries and coaches will use Strand Walk and a purpose built hard standing car park for coaches will be provided this area will double up for public parking using the leisure facilities out of school hours. There is also 2 disabled bays situated in the far side
- Pen-y-Maes Road will be used for staff and visitors this will lead to a purpose built car park with 60 marked bays and 6 disabled bays. There is also a vehicle drop off point within the primary section of the school site
- Strand Park will be used for drop off pick up points only with no vehicle access onto site only a pedestrian cycle route
- Pedestrian routes are plentiful right around the site and these will all be fitted with security gates and locked at close of school these are sited at Nant-y-Coed, Abbots Walk, Pen-y-Maes Road and Strand Walk. **There are a lot of entry/exits points to this site making it vulnerable plus the site will be**

**open for leisure facilities week days and weekends and I would request that all gates are locked at the end of the day otherwise it is likely that crimes will be committed**

- Cycle routes are combined alongside the pedestrian routes, cycle storage will be to the rear of the sports hall – I would recommend that Cycle pods be considered for extra security measures
- The car park layouts I do not have any issues with, and with adding security gates to all entrances/exits to the development this will provide adequate security, in accordance with the principles and guidance of secured by design as long as the other issues mentioned are adhered to

### **Perimeter Security**

- The whole site will be secured with external fencing Weld Mesh is to be used at a height of 2.4m (8 ft.) the standard of fencing should be LPS 1175 this type of fencing will provide adequate security and also provide natural surveillance, in accordance with the principles and guidance of secured by design, all gates would have to be of the same standard
- Segregation fencing is also to be used same as above this will stop access throughout different areas of the school adding extra security as long as gates are kept closed/locked
- Avoid creating climbable fencing by trying to keep levels the same height when covering uneven ground and make sure fencing goes right into the ground so persons cannot crawl underneath
- The site will have two schools joined together primary and secondary but internal doors leading from each will be locked and not accessible. Each school will have its own access but there will be one main entrance/reception area
- Leisure facilities: there will be leisure facilities for both the users of the school and external use making the school vulnerable, facilities will be open from 5pm – 10pm weekdays and 9am-10pm weekends access will be to the Sports Hall, Tennis Courts, ATP and running track, grass pitches at bottom of the site and the coach/taxi park which will double up as community leisure parking area – the main building will be secured and on separate time locks

### **Soft Landscaping**

- Natural surveillance on the development has been taken into consideration with lots of open spaces and a wildlife garden area

### **Lighting**

- Detailed Lighting Plan has not yet been submitted with this application and from consultation and plans I currently have no issues. External lighting will be fitted around the perimeter of the building and including all roads, all car park areas and pedestrian areas providing adequate luminary, in accordance with the principles and guidance of secured by design

### **Doors and Windows**

- All doors and windows must be in accordance with SBD “New Schools 2014” document, at the time of writing this report it is not known who will be supplying the doors and windows and what style has been requested further information required once available

- Roof lights: SBD standards are required as above

### **Other Issues**

- CCTV – is being considered for the development covering all vulnerable areas. This has been agreed and CCTV will be fitted covering the whole site.
- Door Access Control – access into the main entrance to the school should be considered to prevent unauthorized entry, safety for the children and staff.
- Canopies – consider when fitting these to the building that you avoid climbing areas and outside furniture providing access onto these canopies, anti climb paint and signage will add extra security and all outside furniture should be bolted to the floor
- Sprinkler system – is being considered
- Intruder alarm – is being considered for the school
- Valuable equipment: computers, laptops and other expensive equipment should be placed in a designated strong room that is alarmed and ideally no windows. All property should be property marked and photographed with serial numbers taken and always stored away
- Secured by design application form needs to be completed and forwarded to myself
- Community sports stores entrance which gives access into part of the school needs to be covered by internal CCTV and alarmed
- The old school: once the new school has been completed all pupils will transfer leaving the old Holywell High school empty and vulnerable to attack provisions need to be in place right after the school closes to have it boarded up using metal shutters before it is demolished
- Other security measures will be required for two other schools that will be left empty during the transition these are Ysgol Y Fron and Perth Y TerynHolywell, both these schools need to be boarded up using metal shutters until further notice once it has been decided what will happen to these buildings

Crime prevention is about building up layers of security to make it more difficult for the thief and although the advice is given freely without the intention of creating a contract with North Wales Police. I cannot guarantee that your property won't be targeted , however implementing security measures will reduce the opportunity for the criminal actions and give you peace of mind that you have taken sensible precautions to make your property secure. Further information about designing out crime can be found in section 17 Crime and Disorder Act 1998, "Model Design Guide for Wales Residential Development March 2005 and the Wrexham Unitary Development Plan 2000-2015 and Secured by Design "Schools" 2010.

Yours Sincerely

PC 1409 Hazel Goss MBE  
 SwyddogDiogelwchCymunedolDwyreiniol ALO / Community Safety Officer Eastern / ALO  
 Swyddfa / Office: 01352 702145fasc / Fax: 01352 702146  
 Symudol / Mobile: 07979705701  
 E-bost / Email: [Hazel.Goss@nthwales.pnn.police.uk](mailto:Hazel.Goss@nthwales.pnn.police.uk)