

Reddam House - New Boarding House

Planning Response 02- App. 243228

28th February 2024

HAPTIC



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Planning Application Comments Response

Contents

This report summarizes the comments received from Wokingham Borough Council authorities in relation to Security, listed as follows:

1. Thames Valley Police, Designing Out Crime Officer; Letter dated 4th February

The design team; including Haptic Architects, together with Newmark, the project’s planning consultant and the client, Inspired Education; has put together this document to respond to all the comments raised in the objection and present relevant information to clarify the points raised.

1.

Thames Valley Police DOCO

Letter dated 04.02.2025



Daniel Washington C2010
Designing Out Crime Officer

Thames Valley Police
Headquarters South
Oxford Road
Kidlington
OX5 2NX

04 February 2025

Reference: 243228
Location: Reddam House, Bearwood Road, Singlesham, Wokingham, RG41 5BG

Dear Sir or Madam,

Thank you for consulting Thames Valley Police in relation to the above planning application. I have reviewed the submitted documents and crime statistics for the area and the following comments are provided to ensure the application meets the requirements of;

- The National Planning Policy Framework 2024 paragraph 96(b); which states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...
- The National Planning Policy Framework 2024, paragraph 135(f) which states that “Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

I could not find any information submitted with the application on proposed security measures and arrangements for the proposed development. It is recommended therefore that the applicant submits an Access and Security Strategy to confirm that the security of the proposed building has been appropriately considered. This could be provided by way of condition on any planning permission. The Access and Security Strategy should include the following:

- **Access Controls:** Details should be provided on the proposed access control measures for pupils, staff and visitors. It is assumed that access into the building will only be possible from the main entrance, with all other doorways leading into the building being for emergency exit only.
- **Visitor Management:** Process for dealing with visitors should be confirmed
- **Intruder Alarms:** Consideration of an appropriate intruder alarm and how this is integrated into any existing alarm system for the school.
- **Formal Surveillance (CCTV):** CCTV should be considered as part of an overall security plan. CCTV can help deter crime, assist with the identification of offenders, promote personal safety, and provide reassurance for pupils and staff. The location, number and type of CCTV cameras should be informed by an Operational

Requirements Study

- **Communal Doorsets security specification:** Communal doorsets should be to a minimum security standard of LPS 1175 SR2 or equivalent. Alternatively the door sets should meet individual standards for both physical security and durability eg PAS 24:2022 and BS 6375.

The above comments are made on behalf of Thames Valley Police and relate to designing out crime only. I hope that you find these comments of assistance. If you have any queries relating to crime prevention design, please do not hesitate to contact me.

Yours faithfully,

Dan Washington | Designing Out Crime Officer

1.

Thames Valley Police DOCO

Team response

Comments

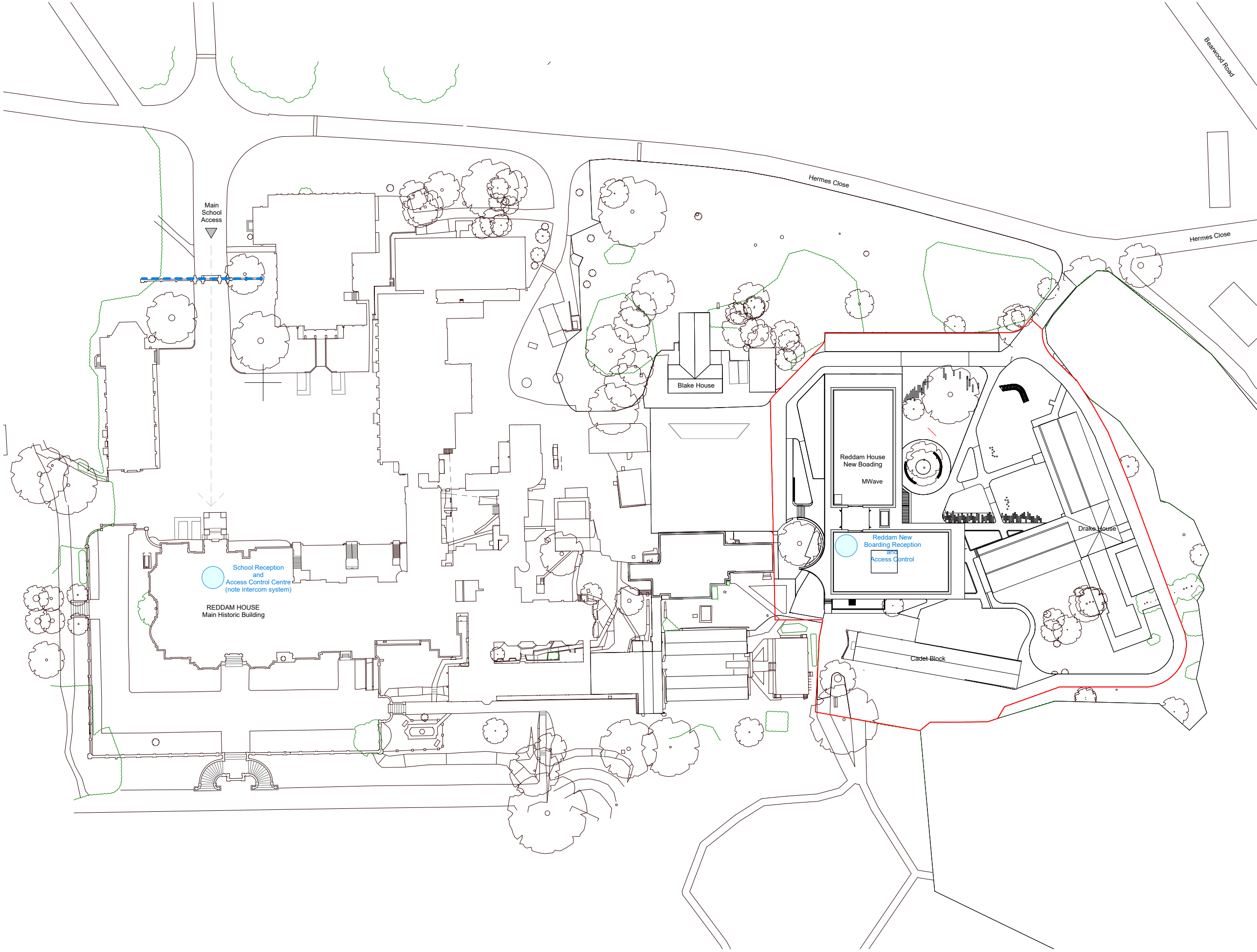
- 1.1
- Access Controls: Details should be provided on the proposed access control measures for pupils, staff and visitors. It is assumed that access into the building will only be possible from the main entrance, with all other doorways leading into the building being for emergency exit only.
- 1.2
- Visitor Management: Process for dealing with visitors should be confirmed
- 1.3
- Intruder Alarms: Consideration of an appropriate intruder alarm and how this is integrated into any existing alarm system for the school.
- 1.4
- Formal Surveillance (CCTV): CCTV should be considered as part of an overall security plan. CCTV can help deter crime, assist with the identification of offenders, promote personal safety, and provide reassurance for pupils and staff. The location, number and type of CCTV cameras should be informed by an Operational Requirements Study.
- 1.5
- Communal Doorsets security specification: Communal doorsets should be to a minimum-security standard of LPS 1175 SR2 or equivalent. Alternatively, the door sets should meet individual standards for both physical security and durability eg PAS 24:2022 and BS 6375.

Response

- 1.1
- Access control proposed externally on main doors to front & rear, & on doors internally into pupil corridors. Other external doors from fire escape stairs are for emergency exit only.

Please refer to the following supplementary drawing for further information on security:
RDH-HAP-ZZ-00-DR-A-72001 Security Strategy - Ground Floor
- 1.2
- As existing strategy. All visitors should report to main reception. The school gates into the site are linked via intercom to the main reception.

Please refer to the following supplementary drawing for further information on security:
RDH-HAP-DD-00-DR-A-72000 Security Strategy - Site Plan
- 1.3
- Note that there is an existing intruder alarm in Drake, which is switched on at night. The new boarding will include the same system.
- 1.4
- CCTV will be extended to include coverage of the new building. - CCTV externally is to cover access points, & internally to cover corridors only.
- 1.5
- Noted. See notes included in supplementary security drawings in this document.



General Notes:

- Do not scale off this drawing.
- Use figured dimensions only.
- All dimensions to be verified prior to the commencement of any work or the production of any shop drawing.
- All omissions and discrepancies to be reported to the Architect immediately.
- This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

Key

-- Site Boundary

Security key

-- School Gate

○ Access Control Access

○ Reception Area

○ Fire Escape - Exit Only

Security notes

- CCTV will be extended to include coverage of the new building, New Reddam Boading.
- CCTV externally is to cover access points, & internally to cover corridors only.
- Communal doorsets should be to a minimum-security standard of LPS 1175 SR2 or equivalent. Alternatively, the door sets should meet individual standards for both physical security and durability eg PAS 24:2022 and BS 6375

revision	date	by	appr	description
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Key Plan



Client

Inspired Education

Project Name

Reddam House - New Boading

Project Address

Reddam House, Berkshire, RG41 5BG

Design Stage

Stage 3+

Drawing Title

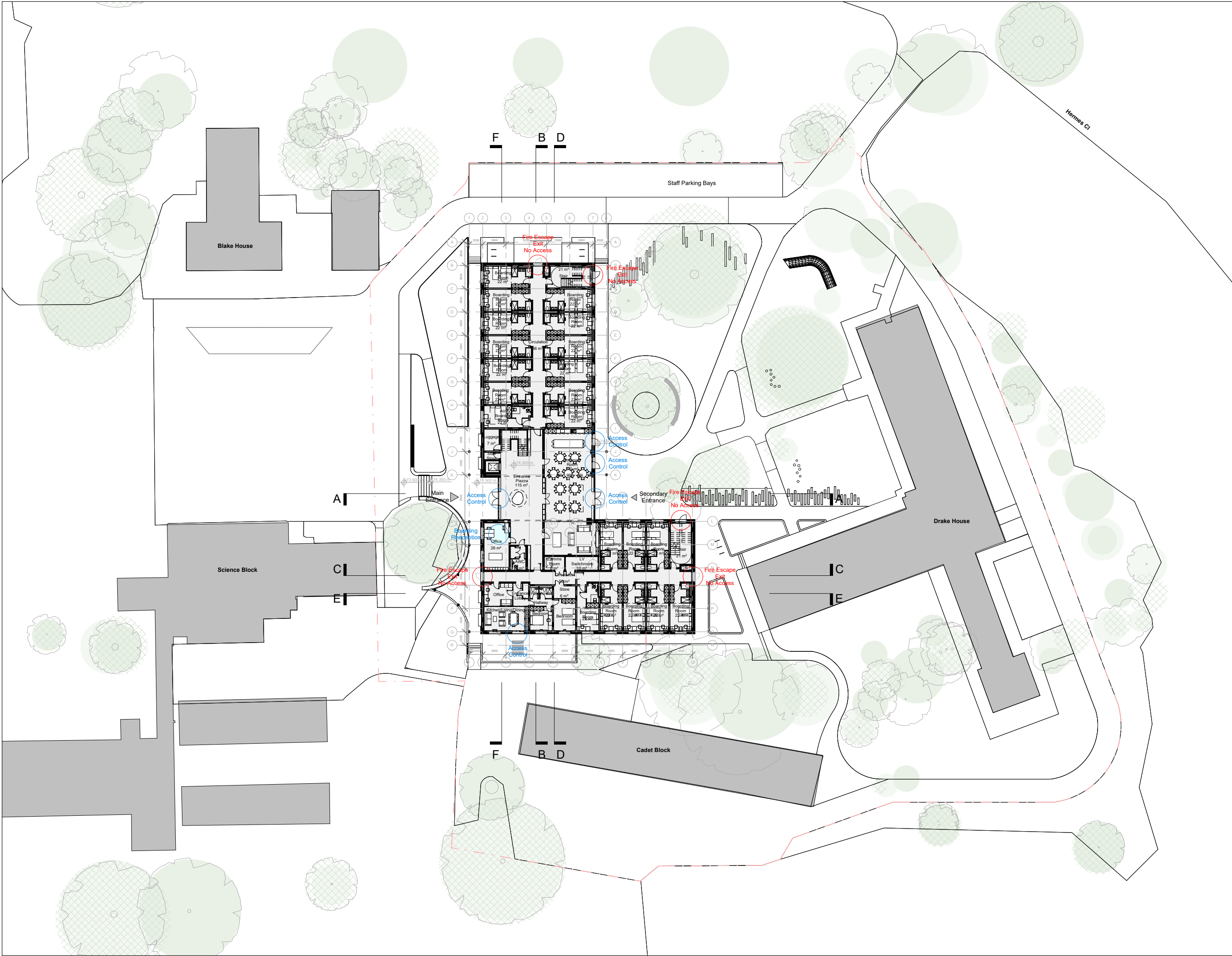
Security Strategy - Site Plan

Scale 1 : 500 1 : 1000 Sheet Size A1 A3 Date 28/02/2025

Drawn SAR Checked LBE Approved SGR

Revision Suitability Code For Planning

Drawing No. RDH - HAP - DD - ZZ - DR - A - 72000



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General Notes:

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- Use figured dimensions only.
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Key

-- Site Boundary

Security key

- School Gate
- Access Control Access
- Reception Area
- Fire Escape - Exit Only

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revision	date	by	appr	description
Key Plan				

Client
Inspired Education

Project Name
Reddam House - New Boarding

Project Address
Reddam House, Berkshire, RG41 5BG

Design Stage
Stage 3+

Drawing Title
Security Strategy - Ground Floor

Scale	Sheet Size	Date
1 : 250	A1	28/02/2025
1 : 500	A3	

Drawn	Checked	Approved
SAR	LBE	SGR

Revision	Suitability Code
	For Planning

Drawing No.
RDH - HAP - ZZ - 00 - DR - A - 72001

1:250 graphical scale

NORTH

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