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# Jersey Future Hospital

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## Framework Crime Impact Statement

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# Contents

<b>1</b>	<b>Introduction .....</b>	<b>3</b>
<b>2</b>	<b>Crime Pattern Analysis.....</b>	<b>3</b>
<b>3</b>	<b>General Risk Assessment.....</b>	<b>4</b>
<b>4</b>	<b>Site Specific Assessment .....</b>	<b>4</b>
<b>5</b>	<b>Conclusion.....</b>	<b>6</b>



# 1. Introduction

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- 1.1 This Framework Crime Impact Statement has been prepared to support an outline planning application for the Jersey Future Hospital ('JFH') project. This site-specific assessment provides an indication of expected measures to reduce crime incidents in the area. This statement should be read in conjunction with the Design and Access Statement.
- 1.2 This statement has been prepared in accordance with the States of Jersey Supplementary Planning Guidance (SPG) Advice Note on Crime Impact Statements. In the absence of guidance for crime prevention specific to the States of Jersey, the development has been informed by UK guidance 'Secured by Design: Hospitals (2005)' from the Official Police Security Initiative.

## The Site

- 1.3 The application site comprises two main components:
- a) Parts of the existing Jersey General Hospital ('JGH') site, a number of properties to be acquired on Kensington Place, Patriotic Street Car Park and surrounding areas of public highway where changes are proposed to facilitate the proposed development.
  - b) Westaway Court, an existing block of hospital related use providing clinical staff residential accommodation (which is to be reprovided elsewhere as part of the redevelopment project), situated to the north east of the existing hospital between Elizabeth Place, Savile Street and Parade Gardens.
- 1.4 The site is located in St Helier town centre, a short distance from the Esplanade and opposite Parade Gardens. Surrounding uses to the hospital include hotels, shops, cafes and businesses, a multi-storey car park and a number of residential properties.

## Proposed Development

- 1.5 The description of development for which outline planning permission is sought is:
- "Outline planning application for the demolition of Stafford Hotel, Revere Hotel, 36-40 and 44 Kensington Place including Sutherland Court, and parts of the General Hospital including: Peter Crill House, Gwyneth Huelin Wing, link block, engineering block and chimney, 1960s and 1980s blocks on the Parade, temporary theatre block and Westaway Court. Phased construction of new hospital buildings at the General Hospital site and at Westaway Court, refurbishment of the Granite Block for continued non-clinical hospital use, improvements and construction of one half-deck of parking to Patriotic Street Car Park, and all associated landscaping and public realm, highways and access, plant and infrastructure works. Fixed matters: Means of Access. Matters reserved (by parameter plans): Scale and Mass; Siting; Landscaping; Appearance and Materials."

# 2. Crime Pattern Analysis

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- 2.1 Using data received from the States of Jersey Police Department, crime pattern analysis is provided for the catchment area including Cheapside, Elizabeth Place, Gloucester Street, Kensington Place, Lewis Street, Newgate Street, The Parade, Patriotic Street and the General Hospital for the period January 1st 2014 to April 2017. This data was collected for the previous JFH planning application (PP/2017/0990), and is considered to provide an appropriate baseline for assessing the potential crime impact of the new proposed development.
- 2.2 Analysis of the data illustrates that the States of Jersey Police recorded 2,800 incidents in the area. Liaison with the States of Jersey Crime Prevention Officer has clarified that many of the incidents are attributable to the use of the hospital (requests for assistance and attending deaths), and also to a group who regularly gather in Parade Gardens.
- 2.3 Those categories with the highest recorded incidents have been identified and explained further below. In general, it is considered that the proposed development will not bring about any change to the number of incidents reported.



### **Nuisance and Anti-social Behaviour**

- 2.4 Nuisance /anti-social behaviour has attracted the highest number of attendances. This subject covers a range of issues from problems with neighbours, drunk or disorderly persons, noisy parties or anti-social groups causing disturbance. 504 incidents under this category were reported in the area.
- 2.5 Consultation with The States of Jersey Crime Prevention Officer confirms that the majority of incidents recorded are attributable to a group which regularly gathers in the northern part of Parade Gardens. While these incidents are not directly caused by the use of the hospital, they may be influenced by the proximity of the Hospital to Parade Gardens.

### **General Assistance**

- 2.6 General Assistance covers a wide range of incidents that do not usually result in an arrest. Requests by the Hospital for general assistance from the Police Department can range from assisting patients to helping with incidents and attending a death. 359 incidents of general assistance were recorded during this period.

### **Public Order/Drunkenness**

- 2.7 There were 416 incidents of public order and drunkenness reported during the assessment period. The States of Jersey Policy report that the majority of incidents are attributable to the identified group using the park.

## **3. General Risk Assessment**

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- 3.1 As the proposed development comprises the future hospital, the nature of risk is generally associated with the safety of patients and staff. This can include: providing for the needs of vulnerable patients; ensuring emergency vehicles have separate, clearly defined accesses away from pedestrian routes; providing safe, 24-hour access to Emergency Department facilities; and ensuring the safety of Hospital staff. The town centre location of the development will also play a role in the risk of associated crime due to the higher concentration of people living, working and visiting the town centre. As the existing Jersey General Hospital is based on this site, the proposed development does not represent a change in use patterns for the area, and therefore is not expected to bring about a change to crime levels. The design of the proposed buildings can have an influence on the prevention of crime. This is discussed in the next section.

## **4. Site Specific Assessment**

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- 4.1 The application that has been submitted is for outline planning consent. This assessment is based on a set of building 'parameters' contained in the submitted parameter plans and the illustrative scheme described in the Design and Access Statement. It is therefore framework in nature. Its principles will be used to inform the further detailed design stages, whose detail will be submitted in future planning applications for reserved matters.

### **ACCESS AND MOVEMENT**

- 4.2 Public access to the new hospital will be provided from The Parade, with a secondary access direct from Patriotic Street Car-Park via a bridge link. As such, patient transfer and pedestrian drop-off areas are separate from the emergency vehicle route, thus providing safe access whilst avoiding potential accidents and conflict with cars on Newgate Street. The number of hospital entrances have been kept to a minimum in order to maintain security, with a new main pedestrian entrance on the Parade, an interim access from Gloucester Street during Phase 1, and a secondary access via the Granite Block on Newgate Street. Entrances will be clearly defined through signage, landscaping and treatment of the public realm.
- 4.3 Locations for operational and public vehicle access have been carefully chosen following a full Transport Assessment. The operational vehicle access, including blue-light access is concentrated on Newgate Street, leaving the Parade and Gloucester Street safe for pedestrians.



- 4.4 It is envisaged that staff and visitor car parking will be located in Patriotic Street Car Park, a publically managed facility.
- 4.5 Cycle parking will be provided within the public realm, with M-shaped cycle racks enabling all parts of the bicycle to be locked. The use of cycle parking in the public realm will help to provide natural surveillance to parts of the site.
- 4.6 All entrances and access arrangements have been designed in consultation with the appropriate authority.
- 4.7 The open access environment of hospitals can leave them vulnerable to crime. As such, the entrance areas will need to operate and be secured in such a way as to protect against instances of crime including anti-social behaviour. The layout of the Hospital will be designed to provide efficient use of space, avoiding long distances between buildings and providing natural surveillance of the site perimeter. The compact Hospital site will result in a development which knits together all facilities to minimise security management issues.
- 4.8 Within the hospital, public access will be clearly defined with clinical and operational areas made secure. Hospital departments and wards will be designed with a hierarchy of access provided through lifts and limited by physical barriers. The design of the Hospital will be guided by Secured by Design principles to create a safe and secure working environment for staff, patients and visitors, whilst significantly reducing the opportunity for crime.
- 4.9 The forecourt to the Granite Block will be reinstated as a new public space, providing a connection between the Granite Block and the new hospital. The new main entrance on the Parade also includes public realm, which will provide natural surveillance of the Parade Gardens opposite helping to reduce instances of anti-social behaviour. The landscaped areas will be carefully designed to provide safe and secure access routes with well positioned external lighting to support natural surveillance and deter intruders, and high quality paving to avoid trips and provide safely accessible entrances for wheelchair users. All new public realm will be maintained.

#### **SURVEILLANCE, ACTIVITY AND PHYSICAL PROTECTION**

- 4.10 As stated above, the orientation and design of the hospital buildings will increase permeability whilst ensuring that access routes and associated public realm provide natural surveillance. The provision of retail uses and location of active functions within departments will be used to activate ground floor frontages, contributing to surveillance. Passive crime prevention is encouraged through the careful management and control of public access and use of spaces. The site perimeter will be designed to be robust, providing edges with clearly defined access points. Access gates will be secure and entry will be controlled where appropriate with all doors, windows and entrances designed to provide the appropriate level of security.
- 4.11 The adjacent Parade Gardens experiences low levels of anti-social behaviour, which the design of the public realm within the hospital site will need to address. A safe environment can be promoted by not creating enclosed areas and retaining an open outlook which benefits from natural surveillance. The improvement and connection of the main frontage to The Parade should encourage greater daytime use of Parade Gardens among hospital staff and patients, which should help to mitigate historic patterns of anti-social behaviour.
- 4.12 The external lighting scheme will have uniform lux levels and soft lighting spread to provide even, well-lit open spaces around the Hospital, deterring potential opportunities for crime.

#### **OWNERSHIP**

- 4.13 All new buildings, spaces and routes will be owned by the States of Jersey and managed by Jersey Property Holdings Department.

#### **MANAGEMENT AND MAINTENANCE**

- 4.14 It is recommended that during the demolition and construction phase the owners and appointed contractor should introduce mitigation measures to reduce the possibility of crime taking place.
- 4.15 The design of spaces and external features will be designed to be robust and minimise the need for management and on-going maintenance. The site will managed by Jersey Property Holdings.
- 4.16 The introduction of Gerda boxes is being considered, to give the fire service necessary information in the event of fire.



## 5. Conclusion

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- 5.1 This Framework Crime Impact Statement provides an outline summary of the security and design measures to be adopted within the JFH project to prevent crime.
- 5.2 A crime pattern analysis, general risk assessment and site specific risk assessment of the JFH site has been carried out, identifying key risks and opportunities in order to guide the safe and effective functioning of the new hospital. The principles of Secured By Design will be adopted in consultation with the local Crime Prevention Adviser to ensure a balance between the creation of a secure hospital with the requirement to provide an accessible environment. These principles will guide the detailed design of the hospital, to be submitted through future planning applications for reserved matters.