



## RECOMMENDATION REPORT

<b>DECISION: 42/2024</b>	<b>DATE: 25.02.2025</b>
<b>TITLE: APPROVAL OF RIBA 4 STAGE DESIGN FOR NEW CHORLEY POLICE STATION</b>	
<b>AUTHOR: ANIA KWIECINSKA – PROJECT MANAGER</b>	
<b>Executive Summary</b> <p>Since January 2024, the New Chorley Police Station project team, architect and contractor have consulted with senior managers and stakeholders to develop and progress the required design. Numerous iterations and refinements have resulted in the final technical design (RIBA Stage 4), approved by all stakeholders, and the presentation attached to this report. To allow the design to be market tested, and fully costed, ahead of entering into contract, the project team requires authorisation to proceed against what will become the agreed (and baselined) final design.</p>	
<b>Recommendation</b> <p>It is recommended that The Police and Crime Commissioner approves the RIBA 4 design and authorises progression of the contractor going out to the market to tender. At this stage of the project the budget is not fully matured, therefore PCC is not requested to agree to any cost at this time.</p>	

## **PART II**

### **1. Background and Advice**

Following the PCC decision on the 02.09.2024, RIBA stage 4 (the Technical Design) commenced. Stage 4 has two parts:

a) finalising the design, and then pricing the design, both of which are decision points for the Client. Cassidy and Ashton (architects), A&B (M&E contractor) and Eric Wright Construction have been supportive of, and supported by the LanCon stakeholders, to produce a design which meets all the requirements. This culminated with the presentation of the final design to the Chorley Governance Board on 19.02.2025.

As part of the consultation, engagement workshops were held over an extended period from September 24 up to January 2025, involving all key stakeholders. The purpose of these sessions was to confirm the requirements captured at the conclusion of RIBA Stage 3 and progress them into a Technical Design.

Most of the RIBA stage 3 guiding principles progressed unaltered into RIBA stage 4, albeit with some minor changes made, to further optimise the functionality of the building.

The presentation given at the recent Governance Board, and which was extremely well received, is linked in Section 6. A summary of the main discussion points is as follows:

#### **Proposed Site Arrangement**

- 70% of undeveloped external space is given over to vehicle circulation and parking provision.
- Against a requirement of 500, the current provision includes 488 parking spaces, with 463 located in a secure compound that accommodates private and operational vehicles.
- The site is secured by a 2.4m high steel fence.
- Access to the secure compound is controlled by a chicane design.
- Covert vehicles are stationed at the back of the site out of line of sight.
- There are two exits: one existing exit to the rear of the site and another designated emergency egress which leads directly to Euxton Lane.
- A communication mast is located behind the building.
- The public access area and approach will provide a welcoming and accessible public entrance and front desk, with material references to the façade's historic past.
- The need to allow public access without compromising security culminates in low level fencing and landscaping to define the public parking area, together with the pedestrianisation of the historic crescent.
- The site is subject to a 10% Biodiversity Net Gain (BNG) improvement, which has been utilised to form welcoming entrance areas and external staff amenity space.

#### **Façade**

- A canopy will be added to the front to highlight the main entrance and provide protection from the elements, while drawing attention to the Royal cipher of King George VI.
- Darker grey tones have been used across the façade to create a more professional, warm and welcoming appearance while acknowledging the site's industrial past.

### **Material Palette**

- The design will utilise a light and welcoming material palette that draws on heritage, with floor and ceiling finishes aligned with LanCon specifications.
- Ample office space is planned. The design aims for an open-plan layout to enhance natural light, moving away from isolated offices.

### **Wet Areas and Facilities**

- Wet areas will be localised to office spaces throughout the building.
- Standard ceiling and floor finishes will feature throughout.

### **Occupancy Highlights**

- The extension includes a family room, open-plan offices, breakout areas, and wet facilities for specific departments, integrating lockers and motorbike parking.

### **Restroom Facilities**

- Unisex toilets will be full-height and self-contained, featuring muted tones across the building.

### **Modern Meeting Spaces**

- Throughout the building consideration has been given to providing briefing rooms, private pods and meeting spaces.
- Above the original entrance, the main conference room, which remains largely unchanged, has been sympathetically modernised to retain a link to the past.

### **New self-service Canteen**

- The canteen will feature a distinct atmosphere, serving as an informal meeting space while reflecting wartime heritage.
- Vending machines and kitchen amenities are included.

### **Lower Ground Floor Considerations (LGF)**

- The LGF is protected throughout by tanking to the walls and a drainage and pump system to safeguard the structural integrity and that of stored items.
- The storage threshold of 12,000 LTS boxes has been exceeded; and the current storage estimate is 17,000 boxes.

## **2. Links to the Police and Crime Plan**

The programme is compatible with the Police and Crime Plan's aim to invest in the replacement, maintenance and refurbishment of the Estate to deliver assets that meet

statutory health and safety requirements and provide accommodation which ensures operational efficiency and effectiveness is achieved.

### 3. Consultations

To date, extensive routine consultation has occurred with a wide range of stakeholders to ensure that the design and development provides improvements in service delivery and are organisationally focussed to deliver operational changes required by the Chief Constable and the PCC.

A communication plan has been developed by Media and Engagement in collaboration with the PCC's office and Estates. This details the internal and external communication strategy. It is currently under review to reflect the current programme.

### 4. Implications:

- a. **Legal** - these have been considered in detail at every stage of the proposals including detailed discussions with the various regulatory bodies such as the local planning and transport authorities.
- b. **Financial** – The Commercial Manager's most recent forecast (19.02.25) predicts a total project cost of £22,365,000, across four areas:
  - i. Works cost estimate - £19,243,000
  - ii. Project/design fees estimate - £308,000
  - iii. Other project costs estimate - £652,000
  - iv. Risk allowance estimate - £2,162,000

These figures are preliminary until the tender is finalised, the Contractor's Proposals issued and validated, at which point they will become firm for entering into contract.

## 5 Risk Management

The Project's risks are regularly reviewed by the project team and stakeholders on a monthly basis, prior to being reported to the Governance Board. The current key risks are:

- a. Cost overrun
- b. Existing build risks
- c. Delayed stage approval
- d. Unforeseen Planning conditions
- e. Utility supply exceeded by demand

### 6. Background Papers

The design presentation given at the Governance Board can be accessed via the below link:

<https://lancashirepolice.sharepoint.com/:b:/s/EFM/Eb6xePnISFFoPC99XcQYpwBn9PIb0vblbN3xX5R86Dplg?e=ZUhyv0>

Please note, the above provides indicative representation of the final look for the building only. Colour schemes and fixtures may vary according to Lancashire Constabulary specifications.

## 7. Public access to information

*Information in this form is subject to the Freedom of Information Act 2000 and other legislation. Part 1 of this form will be made available on the PCC website within 3 working days of approval. Any facts/advice/recommendations that should not be made available on request should not be included in Part 1 but instead on the separate Part 2 form.*

<b>Officer declaration</b>	<b>Date</b>
<b>LEGAL IMPLICATIONS – As above</b>	
<b>FINANCIAL IMPLICATIONS – As above</b>	
<b>EQUALITIES IMPLICATIONS – As above</b>	
<b>CONSULTATION – As above</b>	
<b>Author</b>  Signature A Kwiecinska Date 05/03/2025	
<b>Sponsor</b>  I have read the above report and confirm this is factually correct.  Signature Steve Freeman Date 17/3/25	
<b>Chief Finance Officer to the Office of the Police and Crime Commissioner</b>  I have read the above report and have considered the financial implications. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner for Lancashire.  Signature Steve Freeman Date 17/3/25	
<b>Chief Executive to the Office of the Police and Crime Commissioner (Monitoring Officer)</b>  I have been informed about the proposal and confirm that financial, legal and equalities advice have been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner for Lancashire.  Signature Anna Hopkins Date 17/3/25	