

LK2

DESIGN & ACCESS STATEMENT

**Refurbishment & Replacement
Single Storey Extensions,
Holbeach Police Station.**

Lincolnshire Police,
Lincolnshire Police Headquarters
Deepdale Lane, Nettleham,
Lincoln
LN2 2LT

A00



PREPARED FOR:
Lincolnshire Police and G4S

REF: 1260

LK2 Architects Ltd
Studio 2, Deepdale Enterprise Park,
Deepdale Lane,
Nettleham,
Lincoln LN2 2LL

T: 01522 750 777

E: info@lk2.co.uk

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CONTENTS

Section	Page
1.0 The Site & Surrounding Context.....	3
2.0 Existing Site Photographs	5
3.0 Statement of Need.....	10
4.0 Opportunities & Constraints.....	11
5.0 The Proposal	12
6.0 Conclusions.....	18

The west boundary of the site adjoins onto the curtilage of No.39 Fleet Street. This boundary is formed by the side elevation of No.39. There are no windows on this elevation and the 1.8m high wall to the back gardens provides a suitable level of screening between the two sites. The north site boundary adjoins the rear garden of No.1 Edinburgh Walk, which is bounded by a 1.8m high timber fence.

The site is not in a conservation area and does not impact any scheduled ancient monuments. The nearest heritage asset is 14&16A Fleet Street (Grade II listed), located approximately 130m west of the site. The proposal will not have any a material impact on the setting of this building.

A national cycle route runs along Fleet Street directly alongside the site. The site is within walking distance from the town center providing good access to local shops, amenities, and local transport links.

There are no trees on the site. The nearest tree is on the opposite side of Edinburgh Walk and will not be impacted by the proposed development.



Figure 2: Site Location Plan

2.0 Existing Site Photographs.



Figure 3: View of the site north-west across the Fleet Street and Edinburgh Walk junction



Figure 4: View north across the site from Fleet Street demonstrating the scale of the existing building in relation to the surrounding dwellings



Figure 5: View north east along Fleet Street showing the street frontage and end elevation of the existing portacabin.



Figure 6: The east elevation of the existing police station and car parking viewed from Edinburgh Walk



Figure 7: Existing public and staff entrance to east elevation.

Figure 8: View of No.1 Edinburgh Walk adjoining the north boundary of the site.



Figure 9: View north along Edinburgh Walk showing dwellings and building merchant to the right.



Figure 10: View north along Edinburgh Walk showing dwellings and building merchant to the right.



Figure 11: View south west from Edinburgh Walk.



Figure 12: View west along Fleet Street showing the south site boundary of the site on the right-hand side.



Figure 13: View north and south along the west site boundary showing existing boundary treatments and neighbouring dwellings.

3.0 Statement of Need

In October 2020 Lincolnshire Police partially relocated their police response teams from Spalding to Holbeach Police Station to spread resources more evenly across the district and to ensure a faster response time for 999 and 101 calls in the town and surrounding areas.

This move has improved response time to incidents, developed a closer working relationship with local neighbourhood officers and improved knowledge of the local area. However, the building fabric of the facility, particularly the portacabin extensions, is in a poor condition and is no longer fit for purpose.

Lincolnshire Police intend to undertake refurbishments and replacement building works to improve the building and meet the requirements of Building Regulations. The layout and build quality of the facility will be vastly improved to provide a better working environment for its staff and visitors. This will enable the police service to continue to operate with efficiency and effectiveness into the future.

4.0 Opportunities & Constraints

4.1 Opportunities

- To enhance the external facing materials to the existing building. This will improve the visual appearance of the building from Fleet Street and Edinburgh Walk.
- To retain the overall character of the site and its relationship to the existing development, by replicating the existing scale and built forms on the site.
- To improve the prominence/visibility of the main entrance, creating a better sense of arrival, and providing a more distinctive character and identity for the police station.
- To make the building more accessible for all staff and members of the public.
- To replace the two existing poor quality portacabins with masonry extensions built to meet current building regulations.
- To refurbish the existing building to provide better comfort levels and a higher quality environment for its occupants.
- To rationalize the internal layout of the building.
- To replace the out-of-date heating, hot water and electrical installations with a more energy efficient system.
- To improve vehicular access in and out of the site.
- To make efficient use of the site by grouping the existing building and extensions in order to maximise car parking provision.

4.2 Constraints

- The proposals should be designed to prevent any overlooking, overshadowing or loss of light in relation to surrounding residential developments.
- The appearance, layout, scale and massing should take into account any affect the proposal may have on neighbouring properties and characteristics of the site.
- The development should ensure safe vehicular access and egress is maintained.

5.0 The Proposal

Use.

The site currently operates as a police station, which is understood to fall under planning use class E(c)(iii). This function will be retained following the proposed development.

Amount

The application site has a total area of 459sqm. The existing building has a gross external area of 156sqm.

The combined gross external area of the proposed extensions is 67sqm. The overall gross external area of the proposed building is 167sqm.

Layout

The internal floor layout of the existing building will be mainly retained. There will be some minor alterations to the internal block walls to provide new door openings. The existing locker and circulation area will be converted into a kitchen with a link through into a new staff room located in the north west extension. The PCSO office will be converted into a circulation and locker area, and this area will be linked through to the south extension. The new south extension will accommodate the PCSO office, locker room and a larger open plan office. A new staff entrance will be formed in this location to separate staff access from the main public access on the east elevation.

A 2 sqm porch will be formed at the existing main entrance to provide a larger lobby area. This has been designed as an accessible entrance in accordance with Building Regulations Approved Document M (Volume 2) - Section 2.

The replacement extensions have been positioned in the same location as the existing portacabins. The new staff room extension has been reduced in size to ensure it is sufficiently distanced from the existing communications mast. This will also increase the distance of the extension from the adjoining back gardens of the residential properties on Fleet Street and Edinburgh Walk. The additional space behind the staff room provides an opportunity to form an outdoor seating area for staff.

The finished floor level of the portacabins is 300mm higher than the police station. The finished floor level of the replacement extension will be lowered to match the rest of the building. This will improve accessibility for all users.

Retaining the principal of the existing layout ensures the proposals continue to make effective and efficient use of the site. This allows the existing car parking capacity to be retained on the site, which will negate the need for police cars to park on the roadside.



Figure 14: Proposed Site Layout Plan



Figure 15: Proposed Ground Floor Plan

Scale, Appearance and Materials

The existing building and proposed extensions will both be single storey to match the scale of the existing facility. The extensions will be formed with parapet roofs with a maximum height of 3.2m.

Facing materials will include white and pastel blue rendered walls, dark grey window frames and dark grey aluminium cappings. The existing roof coverings will be upgraded.

A feature goalpost panel will be formed to the main entrance so that it is clearly identifiable and provides a clear sense of arrival for visitors. The elevations will be punctuated with windows to bring natural light into the building and provide further interest to the surrounding streetscape.



Figure 16: Indicative Street View from Edinburgh Walk



Figure 17: Indicative Street View from Fleet Street



Figure 18: Indicative Aerial View from South East



Figure 19: Indicative Aerial View from North East



Figure 19: Indicative Aerial View from South West

Access

The upgraded main entrance to the building will be designed with a level threshold to ensure suitable accessibility for wheelchairs and ambulant disabled visitors.

The car park will be resurfaced with tarmac and new white line markings will be applied. The existing drop kerb from Edinburgh will be extended across the car park to provide safer access for police vehicles. There will be a level approach from Edinburgh Walk to the main entrance and to the new staff entrance on the south extension.

Flood Risk and Drainage

The Environment Agency flood map (see figure 16 below) determines the site is located within Flood Zone 3, which has a low probability of flooding. Refer to the flood risk assessment ref: RLC/0702/FRA01 submitted with this application for further details.

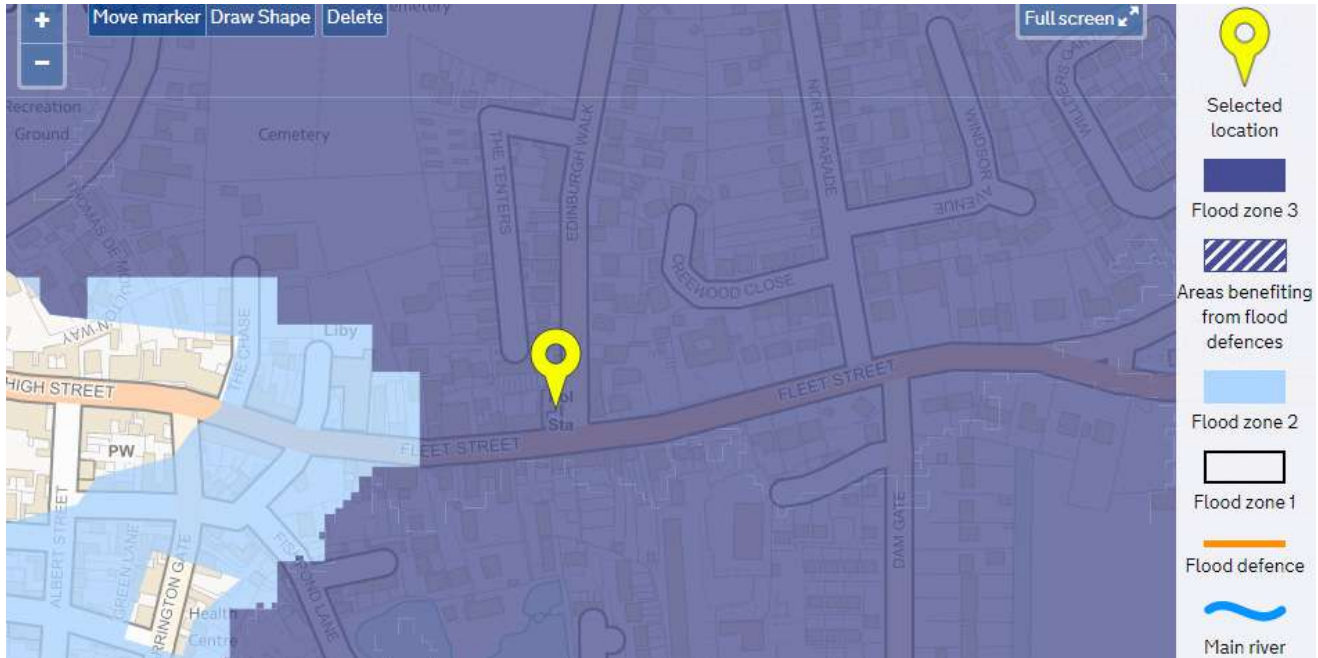


Figure 20: Environment Agency flood map of the site.

Further Environment Agency flood data maps identifying the long-term risk of flooding confirm the site is at 'low risk of flooding' from rivers and sea, and from surface water. See figure 21 below for further details).

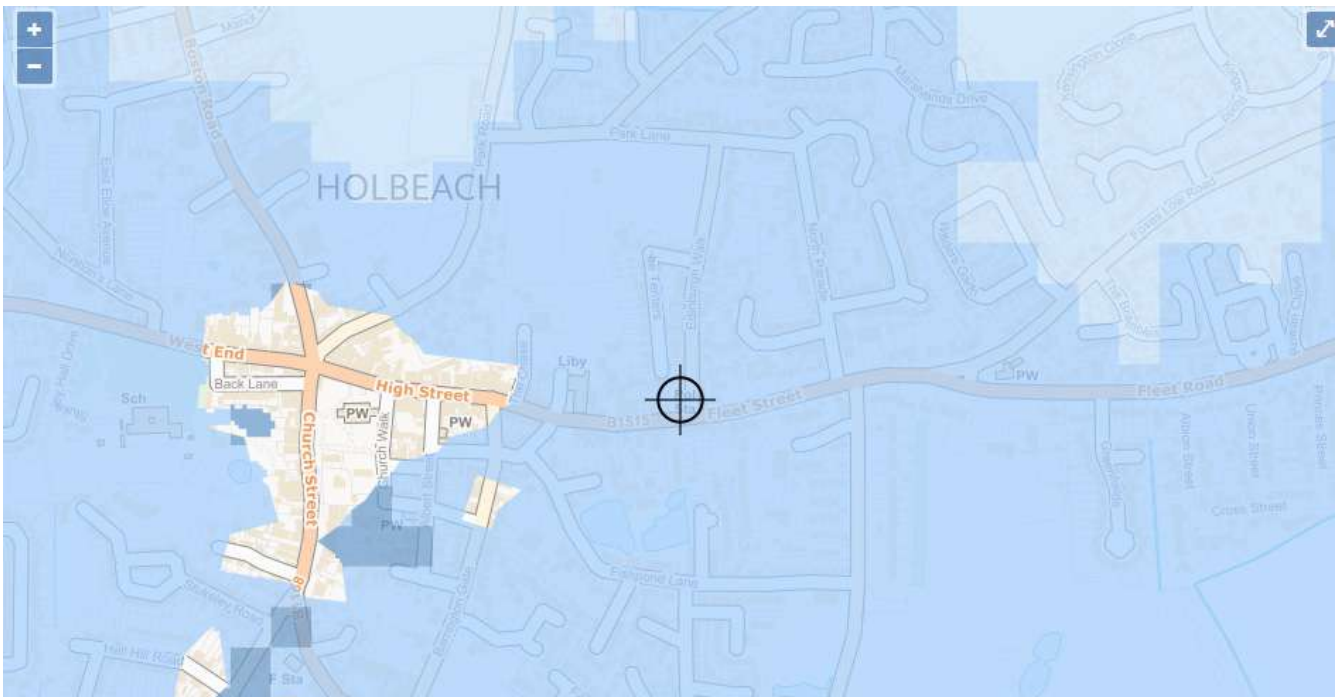


Figure 21: Environment Agency Long Term Flood Risk Map of the Site.

6.0 Conclusions

- Holbeach Police Station currently accommodates additional staff and resources who have been partially relocated from the Spalding Branch to spread resources more evenly across the district and to ensure a faster response time.
- The facility is in a poor condition and not fit for purpose to house the additional police services.
- The proposals will improve the layout and build quality of the facility, enabling Lincolnshire Police to operate more effectively.
- The external alterations and extensions will significantly enhance the appearance of the building and improve its identity within the local community.
- The original single storey scale of the building will be retained.
- The overall size and location of the building will be retained in principle.
- The alterations will make the building more accessible for staff and visitors.