Design and Access Statement
Greater Manchester Police - Longsight Custody

Corstorphine & Wright

LON-CWA-V1-XX-RP-A-0310-P01

Revision Log.

Revision	Date	Notes
P01	06.03.24	First Issue - Planning issue

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1.0 - INTRODUCTION

1.0 Introduction.

Corstorphine & Wright have been appointed to take forward at the proposals for the renovation and refurbishment operational facilities on behalf of Greater Manchester Police for the Longsight Custody site.

This design and access document outlines the proposals for the existing buildings facilities and creating a custody suite closer aligned to the current standards in custody.

The existing Longsight custody suite custody suites are typical in size, style, and design, having all been developed and constructed approximately 25 years ago, under the private finance initiative. Standards in policing have developed since the building originally opened, and require modernisation for the 21st century. The current facility is mothballed, and refurbishment is essential to allow the building to start operating again.

The proposed extent of refurbishment changes, layout and operational items are confidential and are not for public information. We can confirm the following headline changes are proposed:

- The existing 57 cell custody suite reduced to 44 cells to allow for additional modern support services. The cell reduction anticipates a decrease in traffic movements.

- Internal extension by infilling a central exercise yard, increasing the custody GIA from 1497m2 to 1615m2 (118m2 additional area)

- Van dock extended to remove an existing bottleneck at peak times, improving policing operations.

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GREATER MANCHESTER POLICE

1.1 Corstorphine & Wright - Selected Projects

Police buildings are often highly specialist buildings and the proposed buildings (similar to those opposite) for this site are no exception. Successful bluelight projects deliver buildings which provide an environment for a modern Police Force, in turn helping the communities they serve whilst ensuring they are value for money both in terms of capital cost but also ongoing operational use.

Corsorphine & Wright have a proven track record for delivering these specialist buildings across the country, ranging from headquarters to firearms ranges to custody suites and command and control centres.

The buildings are highly functional and must be sufficiently flexible for them continue to work for the Police in years to come. Our designs endeavour to be buildings the Police are proud to work in, which allow them to do their jobs to the best of their ability.

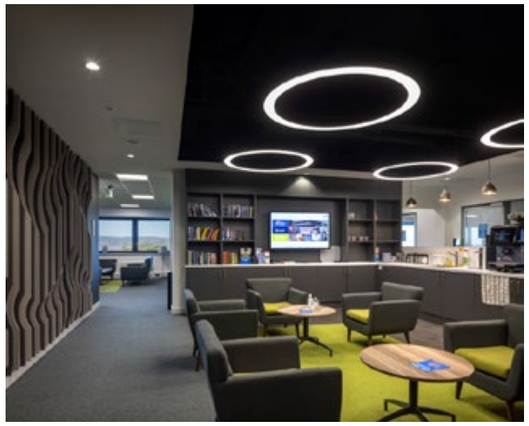
The adjacent photographs show a selection of Police buildings recently completed. We often keep the forms and the materiality simple and concentrate on the detailing to provide a high quality standard end result.

Exeter Police Station

A custody suite and associated office space

Bamfurlong Operational Base (above)

A specialist operational facility including office space, car garaging and training space. A secure site with the required spaces to carry out very specific functions of a Police Force.



Sabrina Centre (right)

A specialist training facility including classrooms, offices and gym spaces in an existing building. This scheme provides a space for new recruits and existing members of the Police to carry out their required training.

1.2 Custody Design Objectives

Corstorphine & Wright have significant experience in a broad array of custodial design, with core team members having previously designed and delivered around twelve new suites (ranging from 20 to 60 cells), with a further five new suites (ranging from 8 to 60 cells) at various stages of live design or construction. Key team members were also fundamental in the development of the CODE range of model custody suite solutions, alongside Willmott Dixon Construction Ltd.

However, *it is Greater Manchester Police's own input into the design process which is key in delivering not only an operationally viable, but operationally efficient, building.* Each force throughout the country has their own unique way of approaching day-to-day management of a suite, with their own preferred operational methods, and acceptable (or otherwise) risks.

Although custody suites are primarily functional buildings, they are civic buildings and must still aspire; ways in which this should be targeted include:

- A balanced combination of responsible and economic sensibilities, a civic building evoking civic pride, and a workplace promoting the welfare and wellbeing of occupants (staff, visitors, and detainees);
- A building which is sympathetic but (as far as reasonably practicable) one which is not 'fortress-esque';
- An understanding of the immense financial pressure public services are under, with appreciation that any design solution cannot (be seen to) represent an expensive end-result;
- An appreciation that there is not necessarily a 'typical' detainee – many detainees are vulnerable, with specific needs and requirements whilst in custodial care;
- Present a positive image of Police/ Custodial Services - welcoming to all staff and visitors (regardless of reason or type);
- Exploration of traditional custodial methods, identifying new ways for Greater Manchester Police to promote safety, dignity, and respect for detainees, and the safety, welfare and wellbeing of staff; a building that provides a modern, vibrant and active working environment, which also challenges traditional ways of working;
- Low maintenance, and energy-efficient.

Staff.

Wellbeing (for both staff, detainee, and visitor) is core to the success of the suite, and that of the *controlled environment*. This is a hot topic over the past few years, having been promoted by the Home Office/ Ministry of Justice. Some of the key elements include:

- Access to daylight/ skylight;
- Considered and controlled acoustics;
- Mitigation of custody 'smells';
- Staff and detainee welfare;
- Visual elements to reduce the sensation of an institutionalised environment.

Visitors.

These overriding considerations can also be applied to visitors, through considered elements such as:

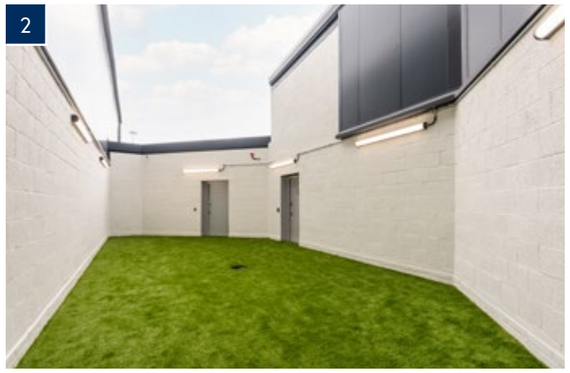
- Dedicated (and preferably separate) waiting areas;
- Facilities/ amenities/ etc;
- Safe spaces.

Detainees – Special needs: Autism.

Information taken from the Policy Brief: Autism and Policing, by Dr Chloe Holloway, Professor John Jackson, Dr Danielle Ropar, and Dr Nell Munro.

The Nottinghamshire Autism Police Partnership (NAPP) is a group of autistic individuals, police officers, and academics from across the UK. It is an interdisciplinary group established by researchers in the School of Law and School of Psychology at the University of Nottingham.

1. Colour change vulnerable cells (one cell/ three colours shown).
2. Utilising otherwise dead space for staff welfare (photo taken during construction, prior to furniture installation).
3. View from charge desk along radial cell-wing.
4. Vulnerable persons cell - with observation door and wall mural.
5. Cell wing. Colour to improve environment and identify wing via CCTV.
6. Charge area, with lightwell above.



2.0 - EXISTING BUILDING

2.1 Existing Longsight Custody Building

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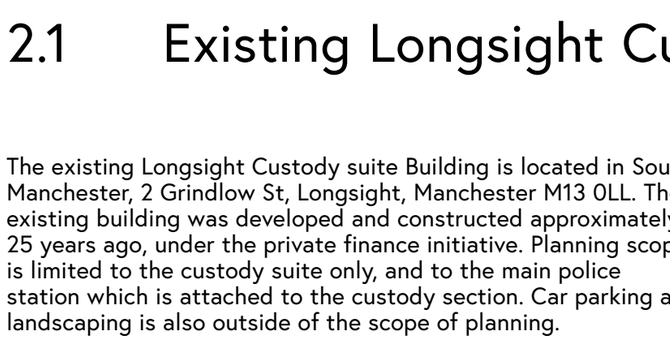
The existing Longsight Custody suite Building is located in South Manchester, 2 Grindlow St, Longsight, Manchester M13 0LL. The existing building was developed and constructed approximately 25 years ago, under the private finance initiative. Planning scope is limited to the custody suite only, and to the main police station which is attached to the custody section. Car parking and landscaping is also outside of the scope of planning.

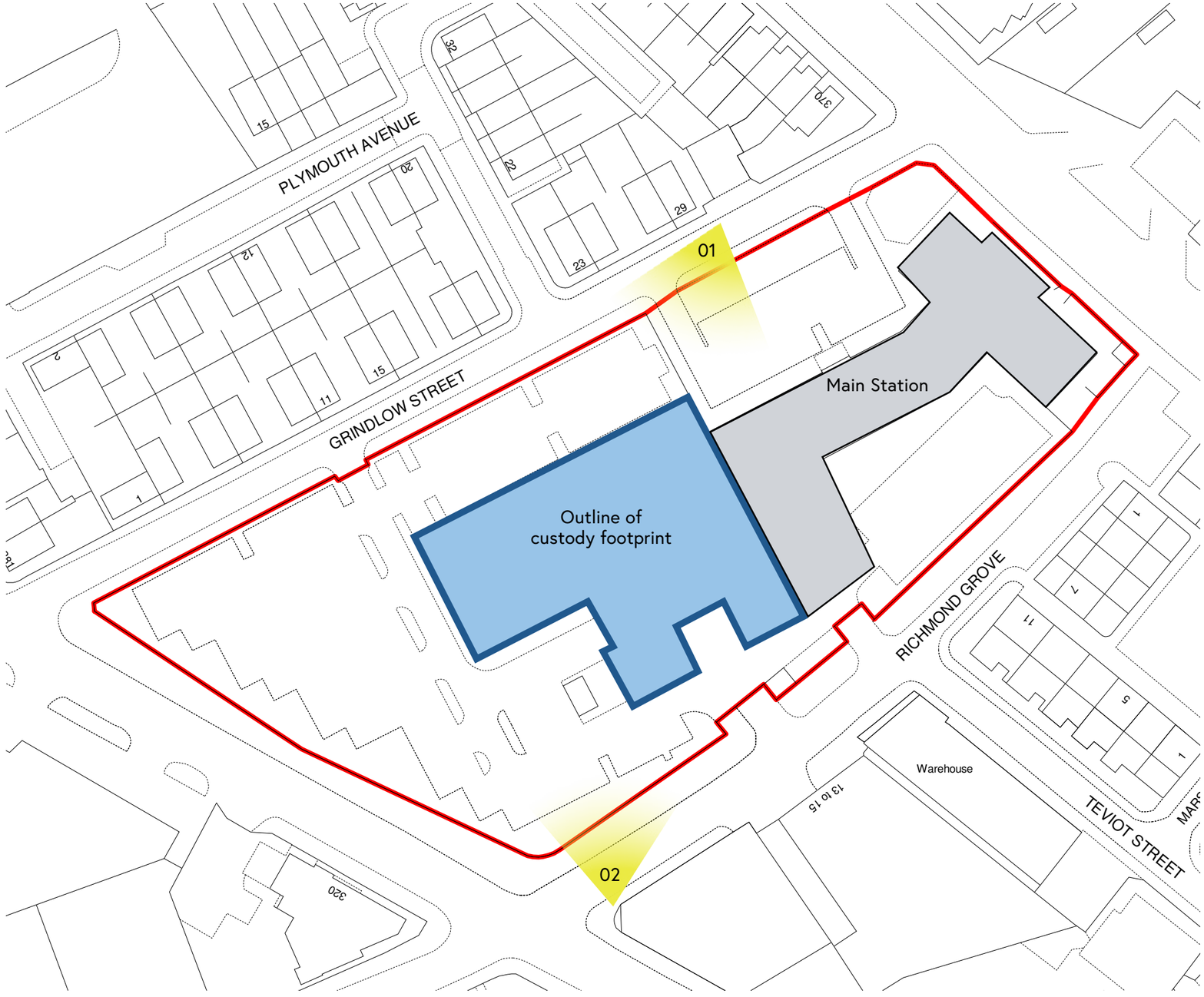
The Main Police Station operates on a 24-hour basis, as will the refurbished Custody Suite. Both elements occupy the same site and share existing parking provision. The Custody Suite is presently out of use, but will be reinstated as part of this application, albeit with reduced cell provision from the original design, to meet latest government standards for detainee and staff provision. As part of this Planning Application, there is no intention to change staff numbers for the Main Police Station. For the refurbished Custody Suite, the staff numbers will increase to reinstate the facility, but figures quoted are a reduction on the original design which is currently redundant. Consequently, the proposed use will not impact the original design and purpose of the site.

The employee numbers on site vary depending on shift pattern, change over and time of shift. Figures quoted in the Application Form are a worst-case scenario based on a daytime shift with changeover pattern. A small number of staff also car share or cycle to work

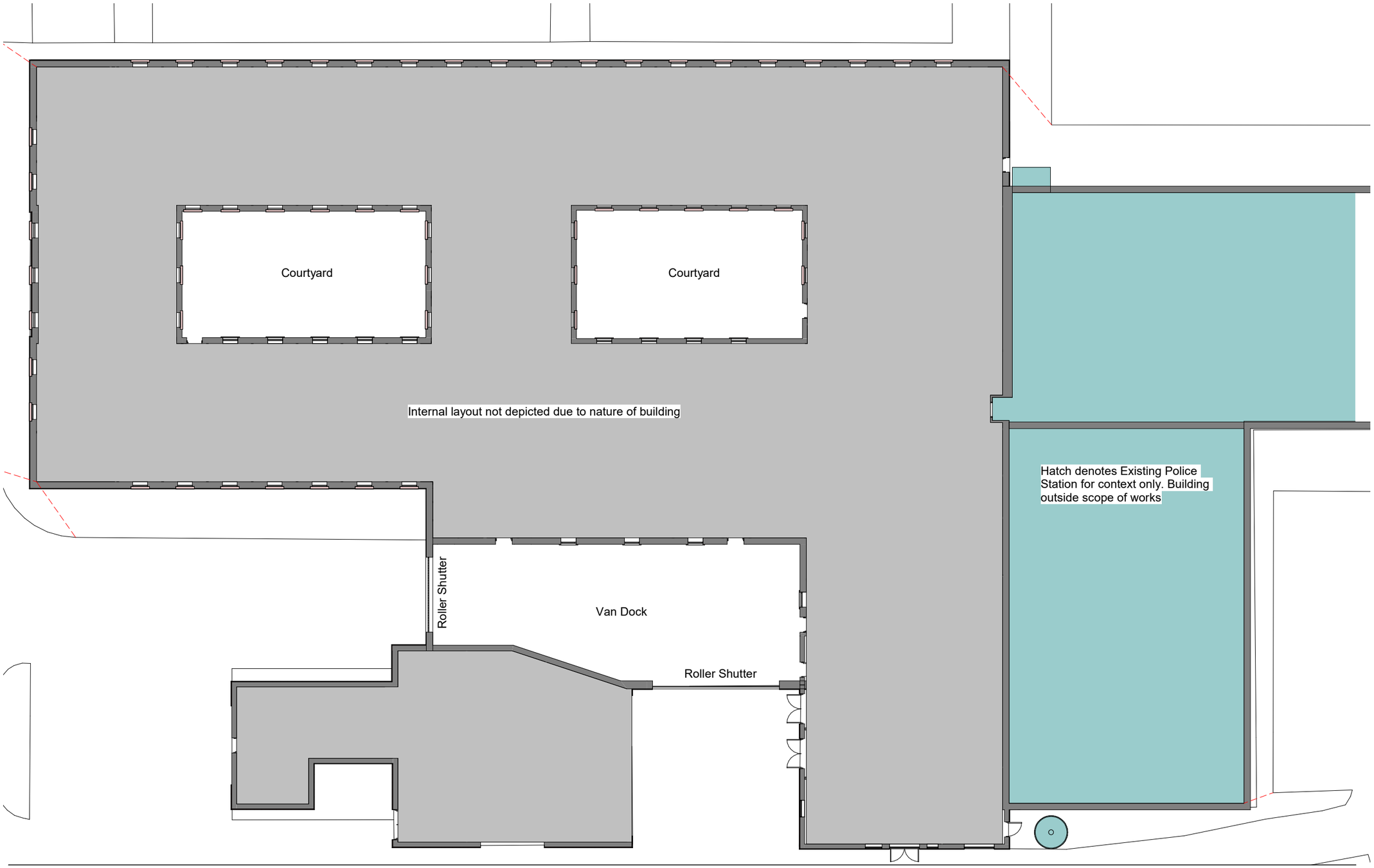


View 01 - From Richmond Grove

View 02 - From Gridlow Street



2.2 Existing Longsight Custody Plan (Redacted for confidentiality)



2.3 Existing Building Elevations

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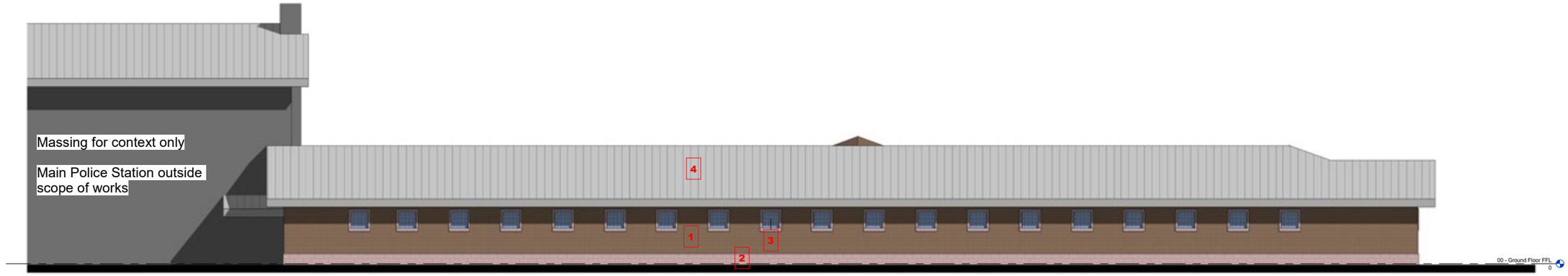
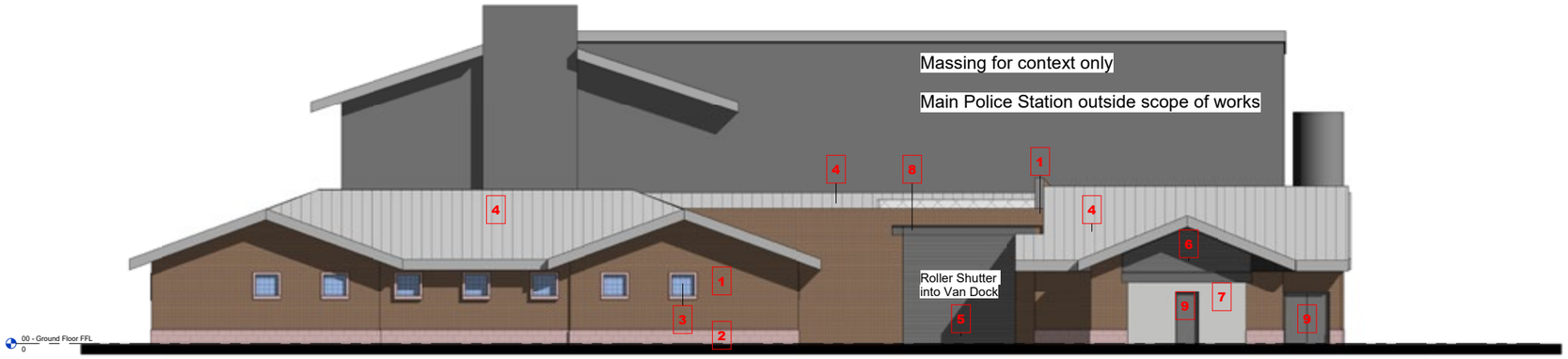
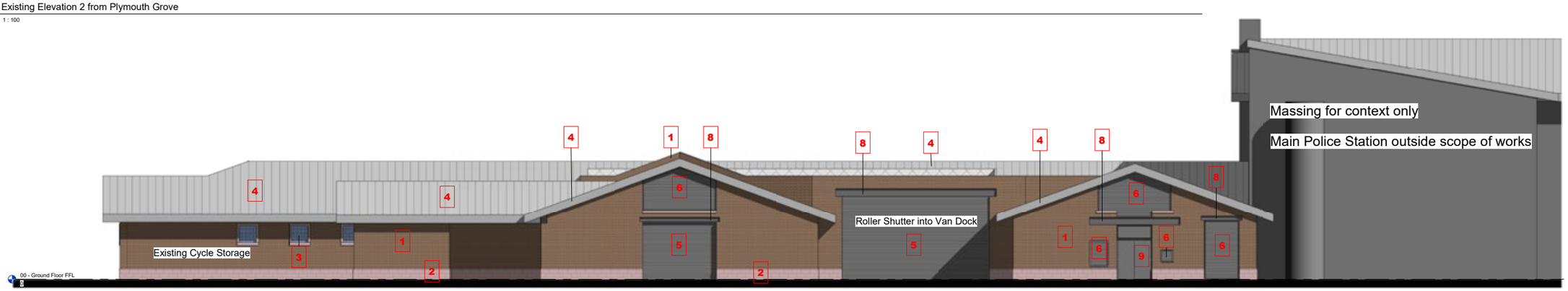


Existing Elevation 1 from Grindlow Street
1 : 100



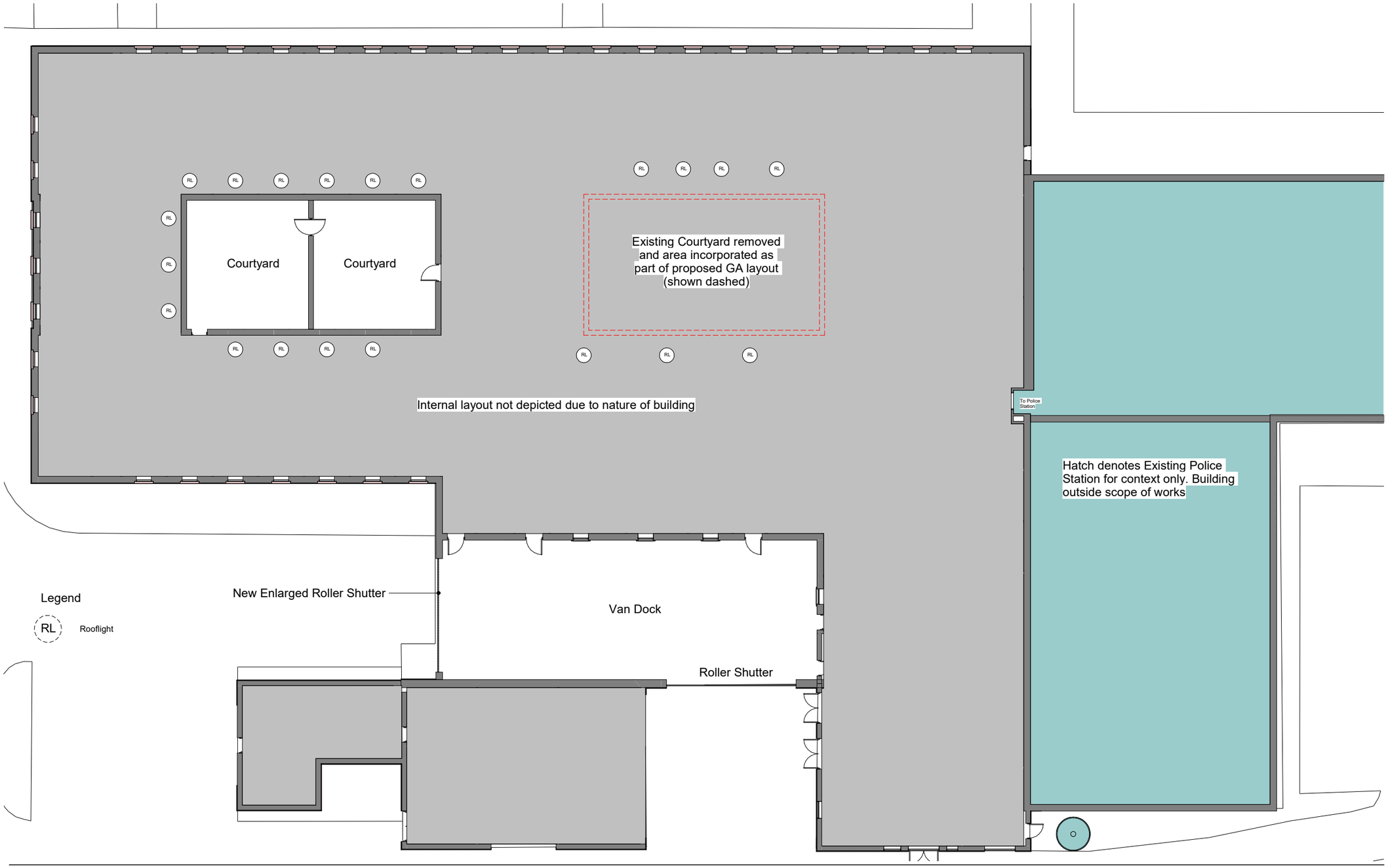
Existing Elevation 2 from Plymouth Grove
1 : 100



Elevation 3 from Richmond Grove
1 : 100

3.0 - PROPOSED AMENDMENTS

3.1 Proposed Plan (Redacted for confidentiality)



3.2 Proposed Elevation Changes (Redacted for confidentiality)

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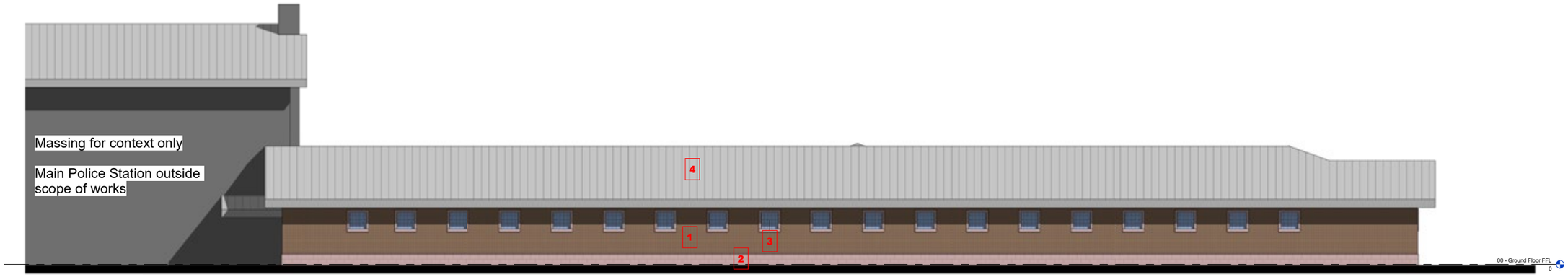
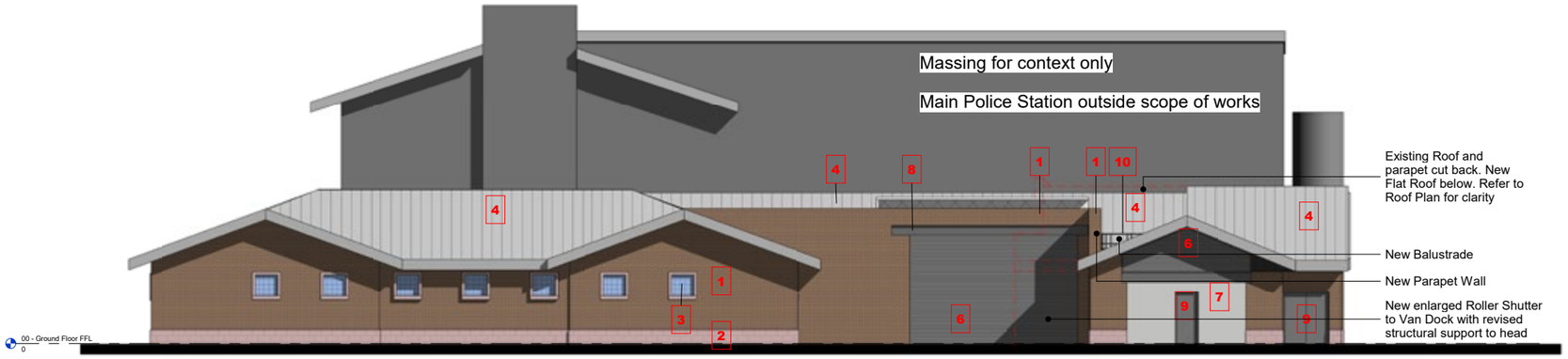
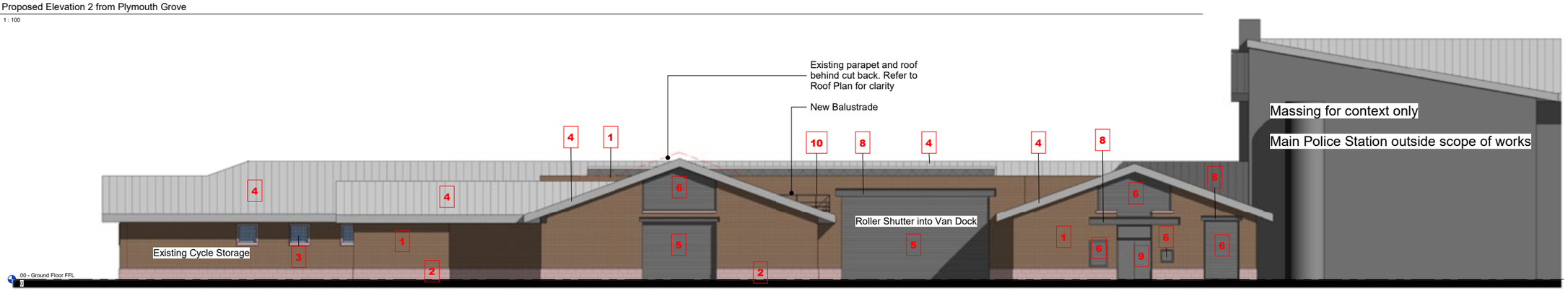


1 Proposed Elevation 1 from Grindlow Street
1 : 100



2 Proposed Elevation 2 from Plymouth Grove
1 : 100



3 Proposed Elevation 3 from Richmond Grove
1 : 100

NOTE:
PhotoVoltaics to roof are not shown to the Proposed Elevations. Refer to Proposed Roof Plan drawing **LON-CWA-V1-RF-DR-A-0307**, for principle.

PhotoVoltaics to the site are to be reviewed as part of Permitted Development Requirements. For intent only.

3.3 Headline area summary

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Gross Internal Floor Area (GIFA) Existing =

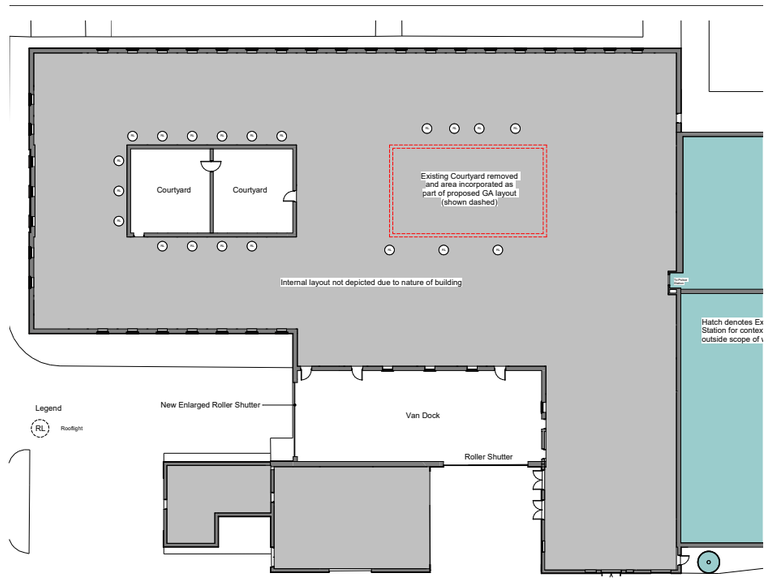
1497m2

Gross Internal Floor Area (GIFA) Proposed =

1615m2

New Build GIFA =

118m2



3.4 Site Access and Maintenance

The refurbishment of the Longsight Custody Suite proposes no changes to the existing site access strategy. The refuse strategy remains unchanged, and operation access routes remain unchanged.

Blue – Existing controlled access point for custody vans, staff access to parking, and refuse – no change proposed.

Green – Visitor parking for custody - no change proposed.

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