

Proposed Project Brief for a Replacement City Centre Police Office.

- The replacement office should be located in Exeter City Centre and within the blue line as shown on the plan below.
- The office should be self-contained; whilst it can be built within a wider development scheme it should nonetheless be capable of operating independently of the scheme (so that should the rest of the scheme change in the future the police element can (and would) continue unaffected).
- Reprovision within the proposed Eastgate scheme would be an ideal outcome and should be ECC's preferred solution if possible but other equally suitable solutions may be found within the blue outline.
- The office should be freehold or held on long secure (40+ years) peppercorn lease. A term of over 125-years or preferably a freehold is the strongly preferred ideal.
- The office should have a ground floor presence in a prominent location that is legible to the public, identifiable as a police office and it should be conveniently accessible on foot and by other means of public and private transport (good public parking and buses nearby).
- Ease of swift blue light egress to the arterial road network in the City is an essential requirement. Paris Street and/or South Street locations are ideal.
- The office would function 24/7 for 365 days per year / nothing can be allowed to interfere with the hours of use.
- Access to the police's office from parties that are 'unvetted' (e.g. other building occupants, landlord's agents, or landlord employees/contractors) can be problematic for DCP so co-location options need careful consideration.
- The office would likely be at least 350 metres in size, it would need to be capable of accommodating 50+ police officers (not at the same time). The Police do have very untypical demands on the way they use the space within their properties that make their property requirements difficult to accommodate/secure or move. DCP would require that the building would provide:
 - A locker room suitable for 55 police officers (each officer has a full size locker, with bench seating the fore, boot storage under. Many/most officers are public order trained which requires them to have a separate kit cage for public order protective uniform/equipment.
 - The locker room would be a unisex 'village style' area with at least two or three shower and changing cubicles for privacy when officers of either

sex are changing, a vanity area with sinks, gender specific WC accommodation accessed directly from the locker room would be provided

- As well as an officer/staff all gender all abilities WC facility in the building. Separate toilet facilities on any upper levels serving office areas.
- The locker room would likely utilise >33% of the floor space required.
- Separate area for kit storage, seized property store, weapons storage (typically seized/surrendered weapons), Taser and lithium battery stores and charging.
- The replacement office in the City Centre and would most likely need to provide a 'PEO' (a public enquiry office) the PEO would provide a counter (with protective screen), a voluntary attendee room (this would be sound-proof room directly accessible from the counter lobby area with seating for a minimum of people). A separate public toilet (all genders all abilities) that does not require accessible to/from the police secure vetted access only area would be required. Externally the PEO would need accessible disabled parking and bike provision on site or nearby. Good proximity to public parking for non-disabled people would be helpful.
- The police office itself would provide
 - A meals room / staff rest and welfare area / If the accommodation is provided over more than one floor level then the second level (i.e. the one without the meals room) would need a separate bev' prep facility on the other floor.
 - The building would need an interview room (soundproof) / likely within the police secure area or direct access from it.
 - A meeting / briefing room (seating for circa 12)
 - 25 to 30 desks.
 - Parking for DCP 10 vehicles + 2 Public Order vans (DCP is not proposing to request any staff parking / the parking requested is for liveried and unmarked police cars). The police parking would need to be dedicated and not 'entangled' within complicated public parking that could delay blue light exits.
 - EV charging / E-Bike storage and charging.

- Office areas should be open plan capable of accommodating modern working practices. There would likely be a need for at least one cellular office and a small number of booths for on-line TEAMS calls, private discreet conversations or work requiring quiet concentration.
- Buildings that are overlooked or that present surveillance issues will be difficult for the police to use, privacy reflective glass to all windows is a norm.
- The office should be self-contained accommodation provided in a modern building built to 'grade A' office standard. It should be new but if not new then it should be in very good repair (requiring no foreseeable maintenance liabilities) and free from deleterious and unsafe materials.
- Its energy efficiency credentials will be an important consideration.
- The building should present a modern positive image of policing
- The Police cannot be without a Exeter City Centre Office. DCP does not wish to frustrate the City's need to close/demolish the existing Civic Centre. If there is not the ability for DCP to move into the new permanent police office then there would need to be a continuity plan put into place, perhaps involving an interim solution that recognises addresses the cost implications of having an interim solution.

Location Required



