

Initial Feasibility Study Options

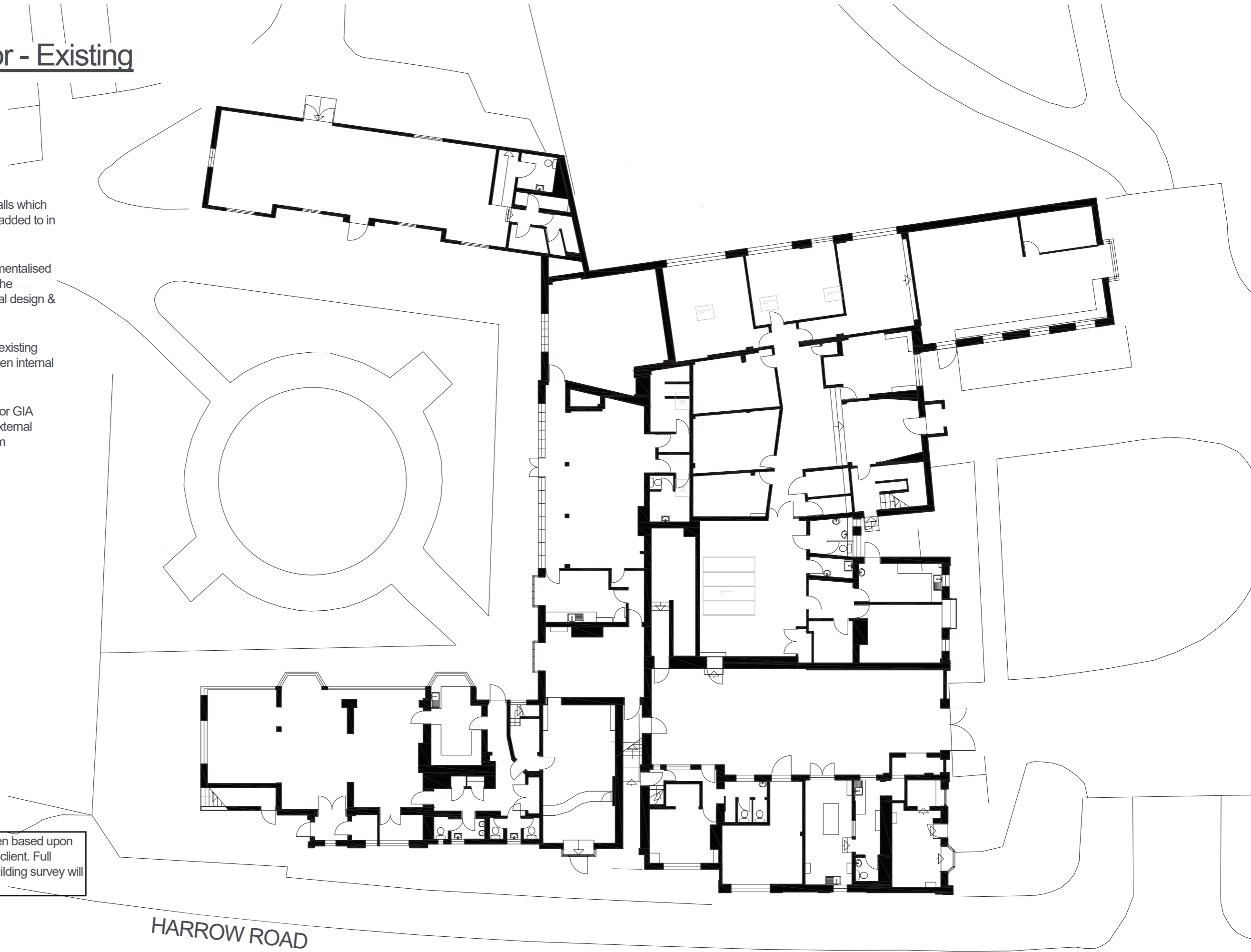
Existing Layout

Ground Floor - Existing

- + Mix of masonry & stud walls which have been modified and added to in the past
- + Layout is highly compartmentalised & fragmented, reflecting the building's history, structural design & current occupancy
- + Few or no links between existing internal areas, and between internal & external areas
- + Total Existing Ground Floor GIA approx 1,000 sqm plus external courtyard approx. 100sqm

Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

HARROW ROAD



First Floor - Existing

- + Mix of masonry & stud walls which have been modified and added in the past
- + Layout is highly compartmentalised & fragmented, reflecting the building's history, structural design & current occupancy
- + Few or no links between existing internal areas, and between internal & external areas
- + Total Existing First Floor GIA approx 460 sqm



Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

'Bronze' Scheme Option



Schedule of Accommodation:

Retail	TOTAL	130 sqm
Office		
Office 4	84 sqm	
Office 5	143 sqm	
Office 6	39 sqm	
Meeting / Conference	74 sqm	
TOTAL OFFICE	330 sqm	
Cafe / Bar		
Cafe / bar	152 sqm	
Community		
Community Space 1	121 sqm	
Community Space 2	113 sqm	
Reception	15 sqm	
External courtyard	113 sqm	

KEY:

- Existing retained structure
- New structure

NOTES:

All works are to be undertaken in accordance with Building Regulations and the latest British Standards.

This drawing shall not be scaled to ascertain any dimensions. Work Figure dimensions only.

All Dimensions and level are to be checked on site.

Any discrepancies are to be reported to the Architect before any work commences.

Unless noted below, all known hazards have been highlighted on the drawing.

All information shown is preliminary - The drawing has been produced as an initial concept design for client discussion purposes ONLY.

Full measured topographical survey and full measured building survey will be required.

All information shown as part of these proposal is subject to consultation and development with other consultants.

ALL furniture shown is indicative.

This drawing shall not be scaled to ascertain any dimensions. Work Figure dimensions only.

All Dimensions and level are to be checked on site.

Any discrepancies are to be reported to the Architect before any work commences.

Unless noted below, all known hazards have been highlighted on the drawing.

GROUND FLOOR - BRONZE OPTION

Schedule of Accommodation:	
Office	
Office 1	27 sqm
Office 2	54 sqm
Shared Meeting	9 sqm
TOTAL OFFICE	90 sqm
Studios	
Studios total (incl. circulation)	244 sqm

KEY:

- Existing retained structure
- New structure

NOTES:

All works are to be undertaken in accordance with Building Regulations and the latest British Standards.

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Unless noted below, all known hazards have been highlighted on the drawing.



FIRST FLOOR - BRONZE OPTION

**Barham Park Feasibility - Estimate Cost Plan - Rev A
Brent Council**

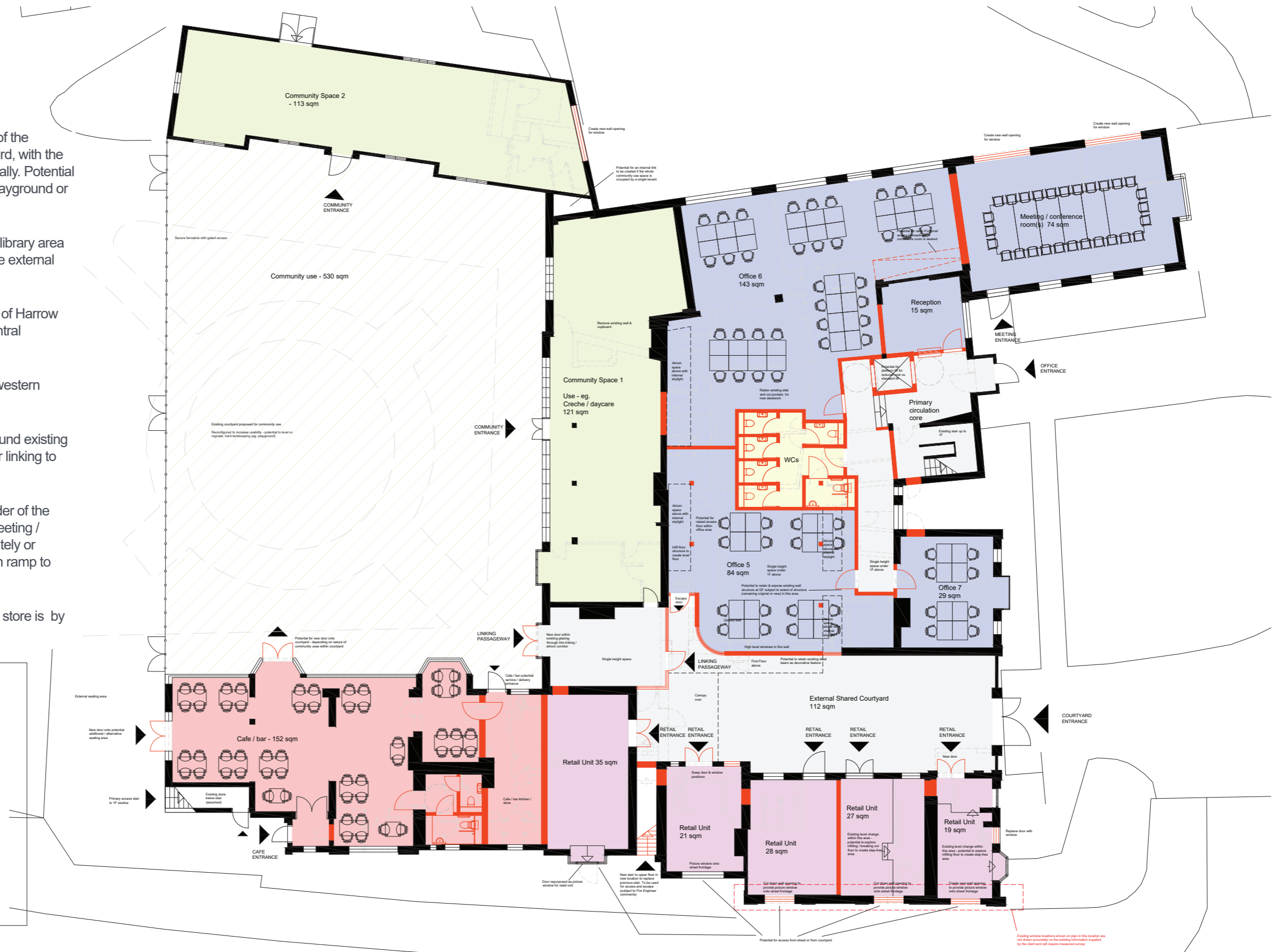
3.0 ELEMENTAL SUMMARY

REF	ITEM	TOTAL COSTS
1	WORKS BREAKDOWN	
1.01	Building Fabric	£ 908,880
1.02	M&E	£ 327,600
2	SUB-TOTAL	£ 1,236,480
2.10	PRELIMINARIES	£ 222,566
2.20	OVERHEADS & PROFIT	£ 72,952
3	CONSTRUCTION TOTAL	£ 1,531,999
3.10	CONTINGENCY	£ 153,200
4	CONSTRUCTION TOTAL INCLUDING CONTINGENCY	£ 1,685,199

'Silver' Scheme Option

Ground Floor - Initial Concept Design ('Silver' Scheme option)

- + Community uses proposed for two of the buildings facing the western courtyard, with the potential to link them together internally. Potential to use external courtyard area for playground or similar
- + Cafe / bar proposed for the existing library area at ground floor, with possibility to use external courtyard for events or gatherings
- + Retail units proposed along the rest of Harrow Road with access potential from central courtyard or from the pavement.
- + Link created between eastern and western courtyards.
- + Primary circulation core created around existing stair, with new lift and WCs. Corridor linking to new office areas.
- + Office use proposed for the remainder of the ground floor with potential for the meeting / conference room to be used separately or incorporated as part of Office 6 (with ramp to accommodate level change).
- + Potential location for an external bin store is by the existing main site entrance



Schedule of Accommodation:

Retail	
Retail units total	130 sqm
Office	
Office 5	84 sqm
Office 6	143 sqm
Office 7	29 sqm
Meeting / Conference	74 sqm
TOTAL OFFICE	330 sqm
Cafe / Bar	
Cafe / bar	152 sqm
Community	
Community Space 1	121 sqm
Community Space 2	113 sqm
Other	
Reception	15 sqm
External courtyard	112 sqm

Existing window locations shown on plan in this location are not drawn accurately on the existing information supplied by the client and will require measured survey

First Floor - Initial Concept Design ('Silver' Scheme option)

- + Single storey elements to be demolished, ground floor slab to be retained if possible; new steel frame & second storey to be constructed above, primary circulation core leads to new first floor.
- + Office 1 sits within a partially glazed 'box' in the centre of the new space with lightwells surrounding to bring light down to ground floor level, with the views of the existing historical facades retained from inside.
- + Office 2 situated in remainder of new first floor extension.
- + Central circulation corridor allows access to all upper floor areas.
- + Majority of first floor space above the cafe and retail could either be upgraded studio space or used as storage for retail units below.
- + Existing stair moved to the south & new access walkway created to allow access to the upper floor of the southeastern building.



Schedule of Accommodation:

Office	
Office 1	63 sqm
Office 2	107 sqm
Office 3	54 sqm
Office 4	70 sqm
Shared Meeting	9 sqm
TOTAL OFFICE	303 sqm
Studios	
Studios total (incl. circulation)	244 sqm

Existing window locations shown on plan in this location are not drawn accurately on the existing information supplied by the client and will require measurement survey

2.0 Elemental Summary

Ref	Item	Total Cost
1	WORKS BREAKDOWN	
1.01	Building Fabric	£ 1,554,500.00
1.02	M&E	£ 744,800.00
2	SUB-TOTAL	£ 2,299,300.00
2.10	Preliminaries	£ 229,930.00
2.20	Overheads & Profit	£ 344,895.00
3	CONSTRUCTION TOTAL	£ 2,874,125.00
3.10	Contingency	£ 287,413.00
4	CONSTRUCTION TOTAL INCLUDING CONTINGENCY	£ 3,161,537.50

'Gold' Scheme Option

Ground Floor - Option 2 Concept Design (Optimal 'Gold' scheme)

- + Community uses proposed for two of the buildings facing the western courtyard, with the potential to link them together internally. Potential to use external courtyard area for playground or similar
- + Existing library area at ground floor retained as existing, subject to future development and building phasing
- + Retail units and a cafe unit proposed along the rest of Harrow Road with access potential from central courtyard or from the pavement.
- + Link created between eastern and western courtyards.
- + Primary circulation core created around existing stair, with new lift and WCs. Corridor linking to new office areas.
- + Office use proposed for the remainder of the ground floor with potential for the meeting / conference room to be used separately or incorporated as part of Office 6 (with ramp to accommodate level change).
- + Existing tenancy boundaries have been overlaid to inform potential future phasing



Schedule of Accommodation:

Retail	
Retail units total	66 sqm
Office	
Office 5	90 sqm
Office 6	143 sqm
Office 7	40 sqm
Meeting / Conference	74 sqm
TOTAL OFFICE	347 sqm
Cafe / Bar	
Cafe / bar	27 sqm
Community	
Community Space 1	121 sqm
Community Space 2	113 sqm
Other	
Reception	15 sqm
External courtyard	112 sqm
Library	175 sqm

Existing window locations shown on plan in this location are not drawn accurately on the existing information supplied by the client and will require measured survey

First Floor - Option 2 Concept Design (Optimal scheme)

- + Single storey elements to be demolished, ground floor slab to be retained if possible; new steel frame & second storey to be constructed above, primary circulation core leads to new first floor.
- + Office 1 sits within a partially glazed 'box' in the centre of the new space with lightwells surrounding to bring light down to ground floor level, with the views of the existing historical facades retained from inside.
- + Office 2 situated in remainder of new first floor. Extension footprint has now been increased to extend to line of building below with additional lightwells
- + Central circulation corridor allows access to all upper floor areas.
- + Majority of first floor space above the cafe and retail could either be upgraded studio space or used as storage for retail units below.
- + Existing stair moved to the south & new access walkway created to allow access to the upper floor of the southeastern building.
- + Existing tenancy boundaries have been overlaid to inform potential future phasing



Schedule of Accommodation:

Office	
Office 1	63 sqm
Office 2	176 sqm
Office 3	54 sqm
Office 4	70 sqm
Shared Meeting	9 sqm
TOTAL OFFICE	372 sqm
Studios	
Studios total (incl. circulation)	244 sqm

Existing window locations shown on plan in this location are not drawn accurately on the existing information supplied by the client and will require measured survey

**Barham Park Feasibility - Estimate Cost Plan - Rev A
Brent Council**

3.0 ELEMENTAL SUMMARY

REF	ITEM	TOTAL COSTS
1	WORKS BREAKDOWN	
1.01	Building Fabric	£ 2,324,280
1.02	M&E	£ 655,200
2	SUB-TOTAL	£ 2,979,480
2.10	PRELIMINARIES	£ 536,306
2.20	OVERHEADS & PROFIT	£ 175,789
3	CONSTRUCTION TOTAL	£ 3,691,576
3.10	CONTINGENCY	£ 369,158
4	CONSTRUCTION TOTAL INCLUDING CONTINGENCY	£ 4,060,733