

# Barham Park, LB Brent

Option 2 proposal

# Developed Concept Design Work (Option 2)

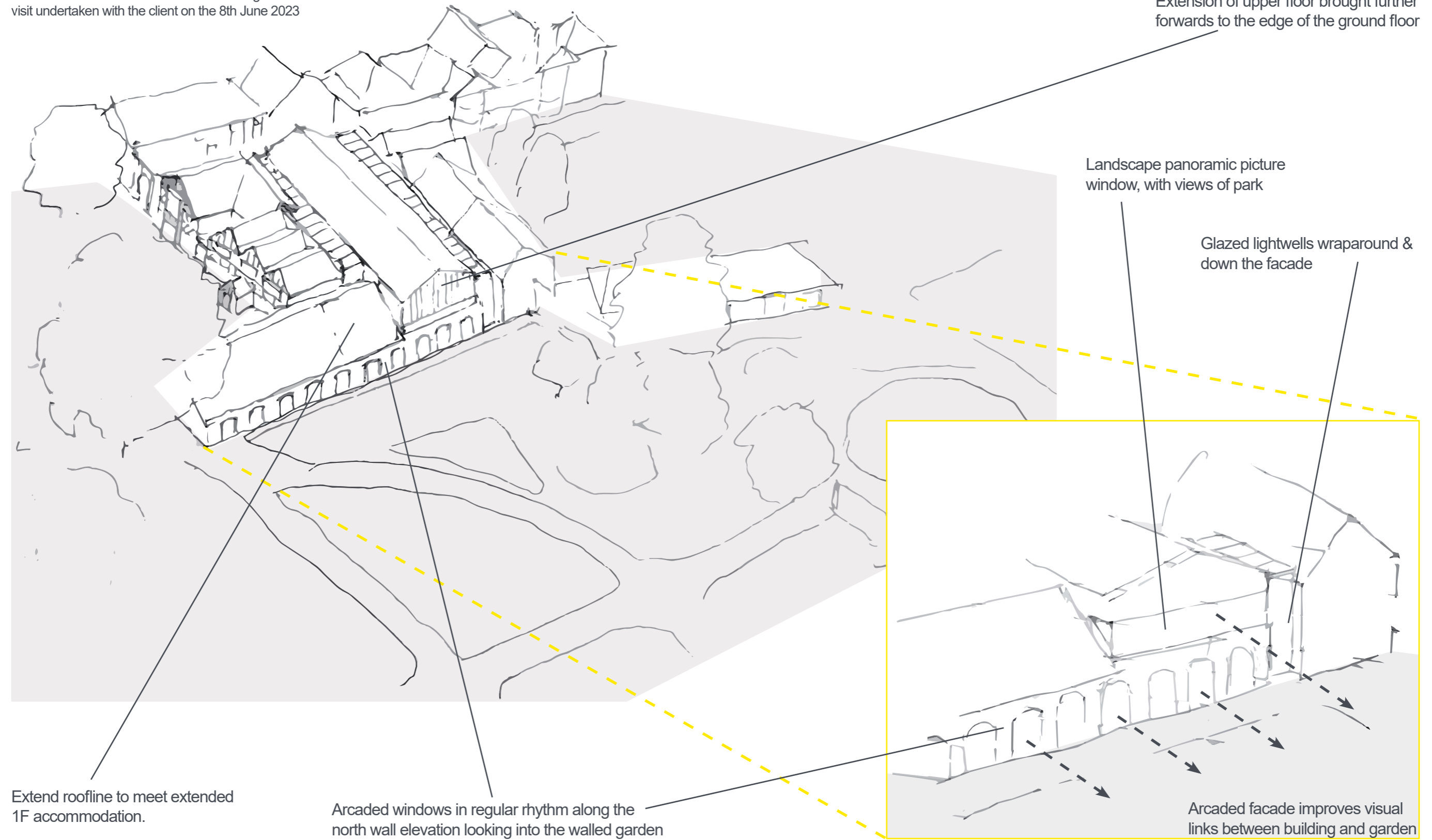
## (RIBA Stage 2)

### NOTES:

- Stage 2 concept design as shown is preliminary only, and has been produced for initial client feedback and costing purposes.
- All existing and proposed information has been based upon drawings provided by the client and will be subject to receipt of a newly commissioned full 3D building survey. All areas shown are approximate.
- Stage 2 design has not yet been coordinated with M&E, Structure, Fire, Acoustic, Interiors or any other design consultants, who will be subject to additional appointment by client.
- Subject to review, comments and approval by Local Planning Authority, Building Control, Heritage Consultant and other statutory consultees.
- Subject to further brief development and scope of client / occupier requirements, and coordination of areas including (but not limited to) the following: plant rooms, service risers, refuse stores, cycle stores, loading areas, occupier stores, landlord stores, meter rooms, IT & data rooms.
- All furniture is shown indicatively only and is not intended to represent a proposed furniture layout or room capacity.

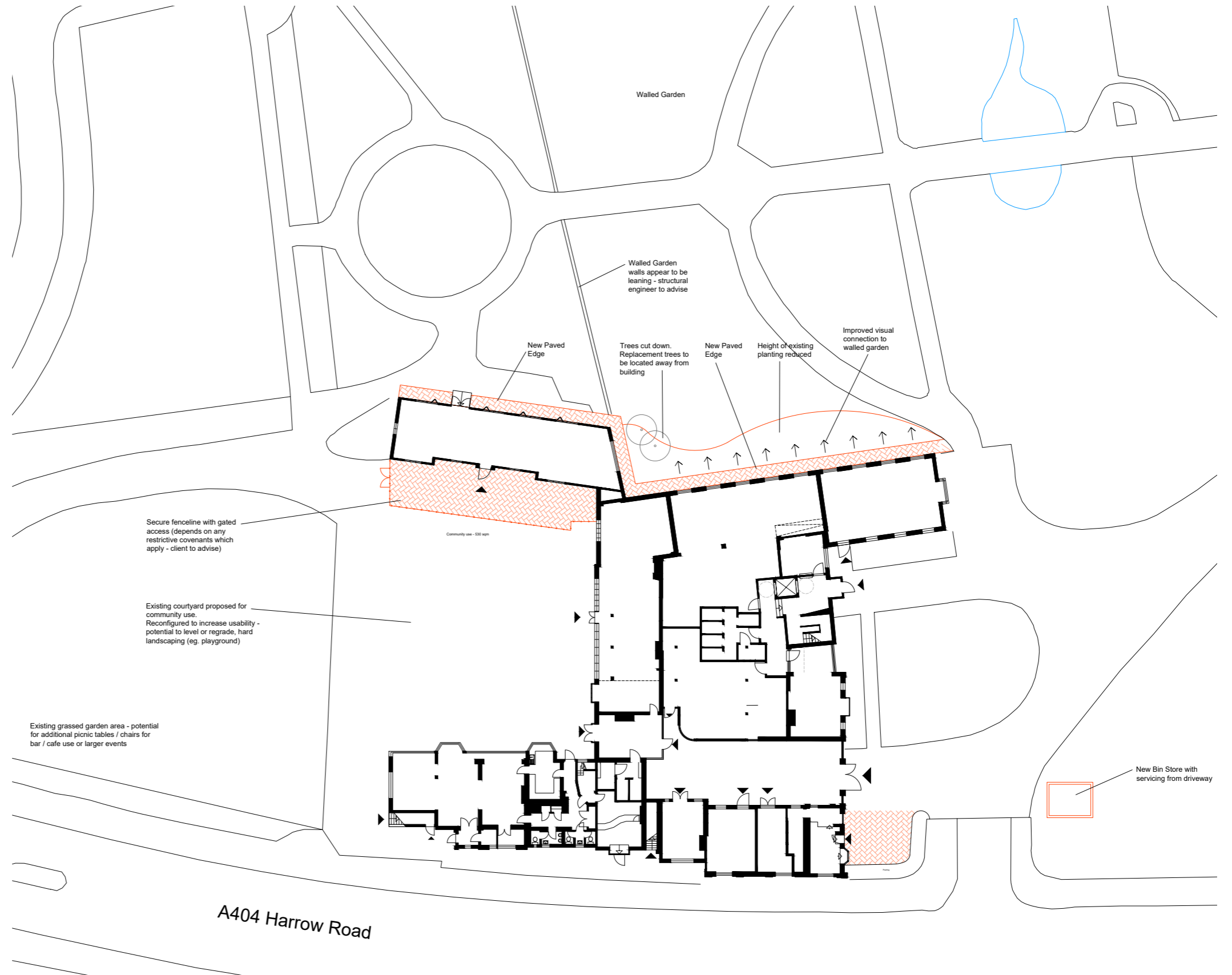
## Concept outline (Option 2)

Following the initial concept work undertaken, the scheme has been further amended following a site visit undertaken with the client on the 8th June 2023



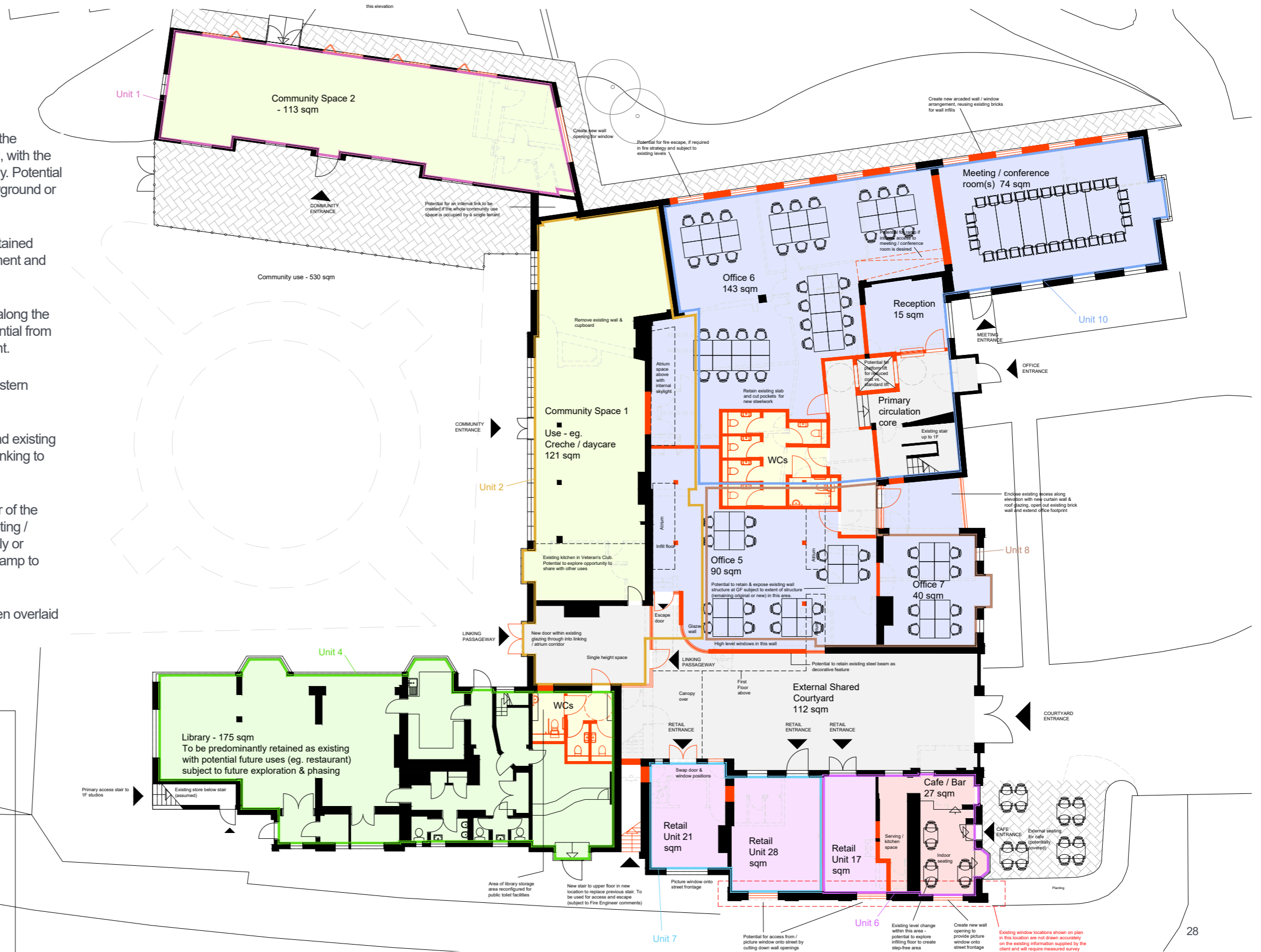
# Site Plan - Option 2 Concept Design (Optimal 'Gold' scheme)

- + Potential for attractive seasonal kiosk (eg. cafe / retail) to be provided within existing circular grassed area - paving to front. Provides focal point within the garden for views out of the building
- + Within walled garden, 2no. existing trees close the building to be replaced, existing planting height reduced to enhance views out and increase visual connection to garden via additional windows
- + New paving proposed to perimeter of existing community centre and north elevation facing walled garden.
- + New external paving forming seating area for relocated Cafe / bar to the southeast corner
- + Area of external courtyard enclosed with securable fenceline for community centre
- + Remainder of courtyard to be retained as existing, subject to further development
- + Potential location for an external bin store is by the existing main site entrance



# 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:

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

# 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
<b>TOTAL OFFICE</b>	<b>372 sqm</b>
Studios	
Studios total (incl. circulation)	244 sqm



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REPORT

16 August 2023

# **Barham Park Feasibility - Estimate Cost Plan -**

## **OPTION 2**

**Brent Council**





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## 2.0 BASIS OF REPORT

### 2.1 PURPOSE AND STATUS OF FEASIBILITY ESTIMATE

This feasibility estimate is based on the information identified below. As the project progresses, the developing design will have to be reviewed against the allowances made within this report. The costs are against an indicative scheme which consists of a refurbishment and reconfiguration to provide office, retail, community and cafe space.

The costs are current at: 3Q2023

### 2.2 BASIS OF PROCUREMENT

The costs have been based on a AEW'S initial design proposal Stage 1. This does not constitute a full and detailed cost plan.

### 2.3 INFORMATION USED IN PREPARATION OF ESTIMATE

12953-AEW-XX-00-DR-A-0021-S2-P01\_Proposed Ground Floor Plan - Option 2

12953-AEW-XX-01-DR-A-0022-S2-P02\_Proposed First Floor Plan - Option 2

12953-AEW-XX-SI-DR-A-0020-S2-P01\_Proposed Site Plan - Option 2

12953-AEW-XX-XX-PP-A-0004-P02\_Option 2 Workbook

### 2.4 EXCLUSIONS

Land acquisition cost / Land compensation costs

Asbestos Removal

Planning and Statutory Applications

Pre and post contract design fees.

Fixed furniture and equipment

Ground conditions surveys

Land rental

Restrictive Land Covenants / Ransoms / Rights of Light / Land compensation / Oversailing

Archaeological finds

Employer finance costs

CIL, Section 106 and 278 contribution or works.

Legal Fees

NHBC fees

Agency Fees

Client held contingency

Client direct costs

Unforeseen/ unknown groundwork conditions

Offsite services reinforcement

Inflation

Value added Tax

Sustainability enhancements in relation to accreditations such as BREEAM or NABERS

Pre-construction surveys

This Cost Plan does not allow for any extraordinary impact of Brexit, such as BUT NOT LIMITED TO materials, skilled and un-skilled labour shortages, and currency exchange rate variations. It is recommended that any potential extraordinary impact of Brexit should be reviewed as part of the clients corporate Brexit risk review and included on the project risk register, where appropriate.

This report does not allow for any extraordinary impacts due to the outbreak of Coronavirus, such as BUT NOT LIMITED TO materials and labour shortages and impacts on currency exchange rate variations. It is recommended that any potential extraordinary impact of Coronavirus should be reviewed as part of the client's corporate risk review and included on the project risk register where appropriate

### 2.5 INCLUSIONS

Allowance for temporary support to new openings

Any underpinning/below ground reinforcement works.

Steel frame allowance based on a assumed 70kg/m2 of new GIA area

General allowance for cleaning / repairs to the external existing façade

Structural strengthening to new arcade wall

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

**3.0 ELEMENTAL SUMMARY**

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

