

September 2023

Accommodation Feasibility Study For Charnwood Borough Council



A+C

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Contents

Executive Summary.....	2	Site D Option 3.....	24
Charnwood Borough Council Requirements.....	3	Site D Option 3 Sketch Concept	25
Sites for Consideration.....	4	Site D Option 3 Sketch Concept	26
Site A: Southfield Car Park.....	5	Site D Option 4.....	27
Site A Option 1.....	6	Site D Option 3&4 Environmental and Services.....	28
Site A Option 1 Environmental and Services.....	7	Site E&F Option 1.....	29
Site A 3D Sketch Concept.....	8	Site E&F Option 1 Environmental and Services	30
Site B Southfield House.....	9	Site G HSBC Bank.....	31
Site B Option 1.....	10	Site G Option 1.....	32
Site B Option 2.....	11	Site G Option 1.....	33
Site B Option 1&2 Environmental and Services	12	Site G Option 1.....	34
Site C Southfield Road Council Offices	13	Site G Option 1 Environmental and Services	35
Site C Option 1.....	14	Contributors.....	36
Site C Option 2.....	15		
Site C Option 3.....	16	Appendices:	
Site C Option 4.....	17	Appendix A: Area Schedule	
Site C All Options Environmental and Services.....	18	Appendix B: chord M & E Options Report	
Site C Options for Upgrading Building Energy Performance.....	19	Appendix C: chord Condition Report – HSBS & Town Hall	
Site D The Former ICS Building.....	20	Appendix D: chord CBC Offices – Gas vs ASHP vs GSHP	
Site D Option 1.....	21	Appendix E: gleeds CBC Offices Order of Cost Estimate	
Site D Option 2.....	22	Appendix F: Planning Conservation officers and Building Control Council review meeting notes 22 August 2023	
Site D Option 2 Environmental and Services.....	23		

Executive Summary

Current trends towards remote home working, driven by IT connectivity and social trends, have resulted in a significant reduction in the numbers of people requiring dedicated office space to carry out their work. Spatial requirements moving forward will need to accommodate flexible working patterns, conference, meeting rooms, informal spaces and desks, allowing flexible timetabling with rotational visits into the offices on a week or bi weekly basis.

Charnwood Borough Council (CBC) have found they are left with significant underused assets and associated running cost. In addition, CBC have committed to a carbon neutrality target by 2030 therefore the need to address their current building stock.

This study considers the suitability of the given sites and buildings to provide an office and governance function that is tailored to a reduced footprint and targets 'in use' zero carbon by 2030.

The range of options hereby presented has evolved in liaison with officers over the study period as alternatives have become apparent. New build, refurbishment and sublet scenarios imply that the various options are not necessarily comparable at face value. i.e A new build option on a vacant site to provide 2400m.sq space is not readily compared with retention of the current CBC office (Building C) which is twice the above area, but allows the excess area to be sublet to a third-party tenant.

The benefits of sale or lease of these sites and have not been covered by this report. Commercial property agents' advice will need to be sought. The report does however cover the options of refurbishment with a view to subletting.

New build options on site A and D offer the best opportunity of creating a building that meets Net Zero in use and allow the opportunity to create exemplar buildings with low embodied carbon. Both sites, particularly site D, new build option 3 or 4 offer the added benefit of creating a civic building with presence to provide a significant boost to the locality, especially High Street and public realm. This would be well supported by CBC planners.

Existing structures, apart from the original Southfield House site B, are capable of extension or adaption to meet the council's spatial needs. In the case of Wood Gate and

Town Hall Chambers, sites E&F and HSBC site G options these involve significant demolition. Both, sites E&F and G assume a connection to the Town Hall and shared use of the space within it. Refurb costs of these spaces are included.

With regard to Net Zero targets, replacing aged gas fired boilers with new air source heat pumps provides a significant step towards carbon reduction and is included within the budgets.

Fabric improvements (walls, floor, roof) are possible, achievable and affordable to a point, such as loft insulation, window replacement, wall insulation. Thereafter measures involve considerable expense with diminishing returns. A 10% figure is included in each option to target carbon reduction.

Achieving Net Zero with all options is likely to involve off-site off-setting with Pvs. One option would be to utilise roof top canopies that could be constructed to support Pvs that could cover the whole roof of the Southfield's multistorey carpark. With buildings in excess of two storey the available roof areas to volume ratio generally makes it difficult to achieve off setting within the site.

Achieving Net Zero with all existing structures is unlikely to be affordable or justifiable on financial grounds. Consideration however should be given to the carbon cost associated with constructing a new building set against the embodied carbon of existing structures.

The study has demonstrated that the 'new build' sites, in particular Site D, offer significant potential for town centre regeneration and connectivity between key assets. It is recommended that more detailed studies and briefs are prepared for these key sites, to ensure their full potential is realised in any future project or disposal.

The budgets include for refurbishment of existing buildings, there are choices to be made if funds were not available. In particular with buildings B and C, they are currently occupied, functional and are in reasonable condition.

Moving forward further work and analysis will be required, once the options are narrowed and direction is determined.

Charnwood Borough Council Requirements

This report is produced in response to the clients, Charnwood Borough Council's, brief dated 2022, and in close liaison with officers regarding the various sites and options that might be available.

The aforementioned report sets out the purpose and objectives of the council, which require a rational evaluation and assessment of the existing council owned assets and the options available to them.

CBC's commitment to be carbon neutral by 2030 and working from home policies now embedded in the culture, have resulted in much of the asset being substantially underused and are driving this need for change.

CBC Objectives

- Reduce building operational costs (as a percentage of occupancy)
- Reduced maintenance liability (R&M / Compliance)
- Improved energy efficiency (Structures)
- Improved energy efficiency (Infrastructure)
- Reduced carbon emissions (Carbon Commitment Policy)
- Modern but reduced capacity. (Flexible workspaces)
- Modern, flexible committee spaces (Democratic & Operational Governance)
- Embrace technology and Innovation (Future Proofing)

Charnwood Borough Council Needs:

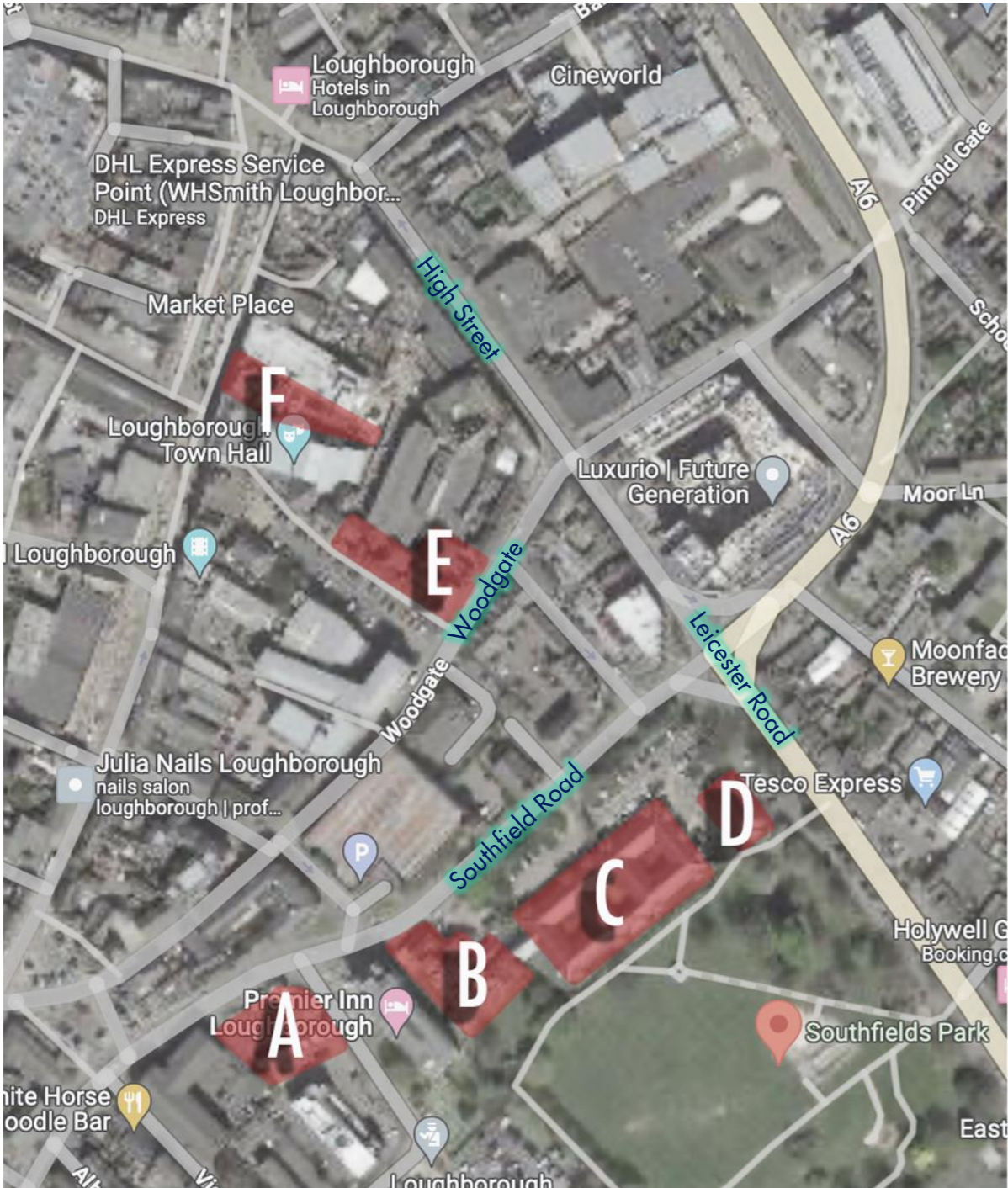
- Modern, flexible office environment
- Reduced desk space, circa 100 persons
- Customer facing service area
- Hybrid meeting space and committee rooms
- Council chamber and associated spaces

Charnwood Borough Council Considerations:

- Options to buy
- Options to build
- Options to consolidate, including disposal of assets

A+G in conjunction with offices at CBC prepared analysis based on the above need demonstrating a building area requirement of 2400m.sq.

Sites for Consideration



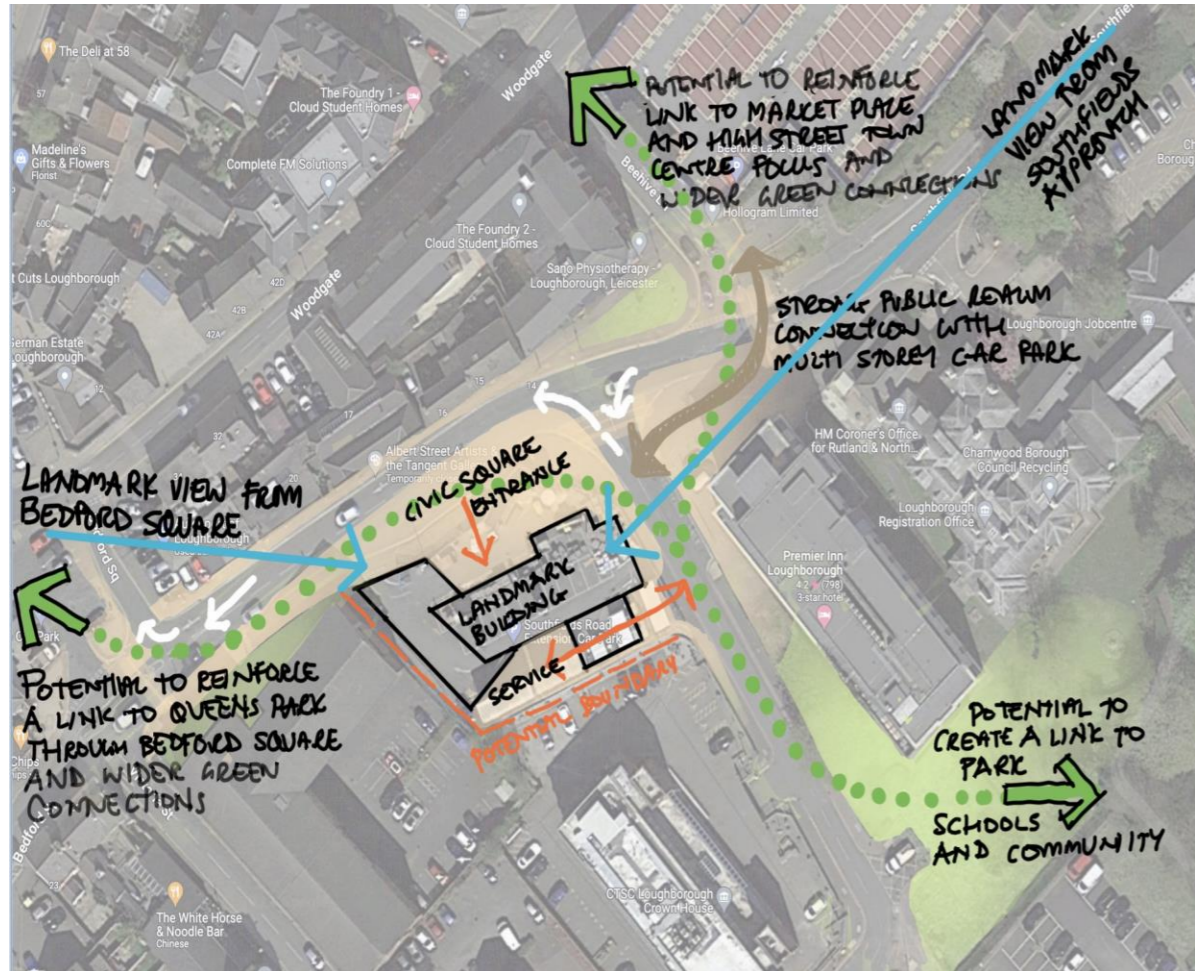
The sites detailed below were considered in this report. Sites A – F are currently owned and managed by Charnwood Borough Council. All sites are based within the town centre:

- Site A: Southfield Road Car Park (Southfield Road)
- Site B: Southfield House (Southfield Road)
- Site C: Southfield Council Offices (Southfield Road)
- Site D: ICS building (Southfield Road)
- Site E: Woodgate Chambers (Woodgate)
- Site F: Town Hall Chambers (Woodgate)
- Site G: HSBC bank (Market Place) not currently owned by CBC



Site A Southfield Car Park

- This vacant, town centre site in a prominent location provides an opportunity for a positive, bold new civic building.
- Currently an asset/income generator to the Council with 40 car parking spaces.
- This Prominent site is the focus from the one-way Southfield Road, part of the town centre strategic highways through route and town centre access.
- The site guides the road alignment directing towards Bedford Square, and from there towards Queens Park, a significant pedestrian desire line.
- The building should address the landmark significance of these two routes, both being a focus, and encouraging onward movement.
- There is potential for this site to unlock further green and pedestrian connections within the town core and beyond for future consideration, to the betterment of the walkable and high-quality public realm, and linking the town mixed use core with green parks and surrounding neighbourhoods.
- An urban form is appropriate, by creating a civic space at the junction with Bedford Square.
- There is potential for the highway to be partially reclaimed for pedestrian and cycle use, improving crossing connections.
- The proximity of neighbouring flats would need to be considered, overlooking could be avoided through the implementation of high-level windows.
- The new building could potentially go to 4 storeys reducing the overall footprint and providing the benefit of an iconic civic building.

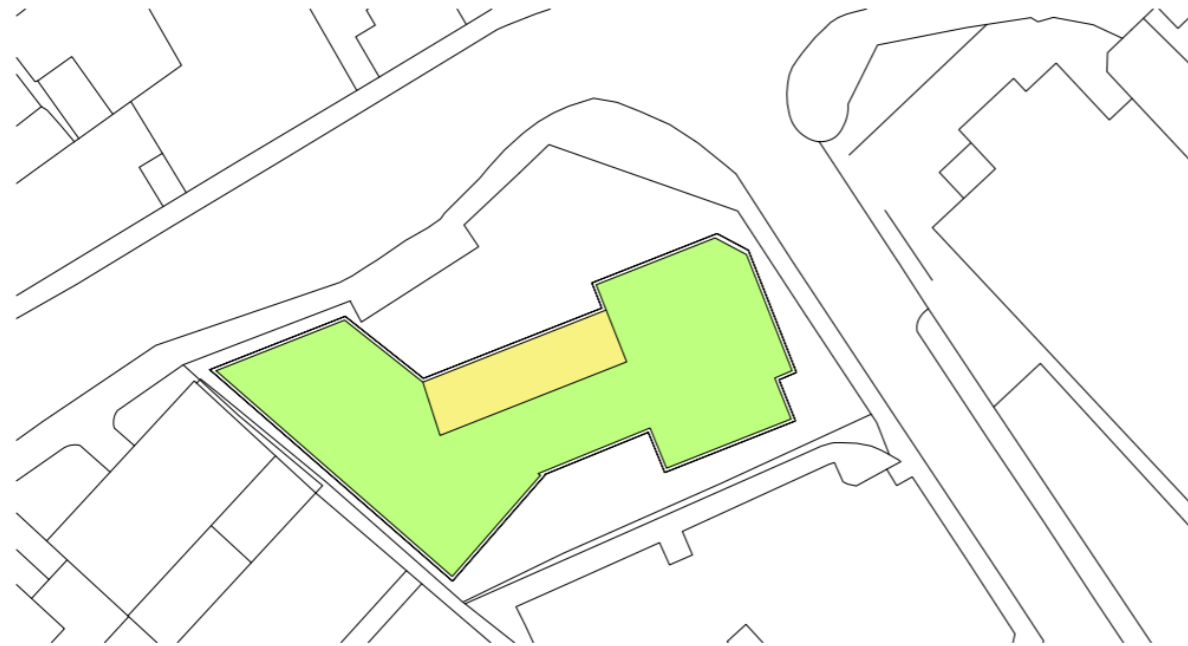


Site A Option 1

Assumes new build on site.

- Provides adequate space for new offices to achieve the brief.
- Provides an opportunity to invest in an exemplar building with low embodied carbon and low energy demand in use e.g., target Passive Haus standard for instance.
- Provides significant opportunity to improve this area of the town and better utilisation of the site.
- The sketch demonstrates a landmark building up to 4 storeys.
- This site offers strong synergy between town mixed use and green parks, residential neighbourhoods and urban centre, car park, hotel, evening and daytime F and B, business and leisure activities.
- Demonstrates an opportunity for significant external civic space which could include highway amendments.
- The 3D sketch image indicates a green terrace roof to announce the significance of the green connections, and create a 'soft' landmark to bridge between the large-scale recent buildings and the small-scale historic neighbours.
- The roof area could also provide a partial onsite solution to carbon offsetting through the use of solar PV panels.
- Staff and visitors would use the multi storey car park opposite. The town would lose 40 parking spaces. The scheme would include provision of accessible parking bays.
- The form of the building could be designed to respect the neighbouring residential development.

Estimated cost: 13,000,000



New Build Ground Floor

Site A Environmental and Services

New build option with all new services:

- New ultra-efficient thermal envelope with solar treatment to windows to balance useful daylight and overheating mitigation through solar gains.
- High efficiency heating systems via Air-to-Air VRF/VRV.
- High efficiency ASHP hot water systems with local POU hot water to isolated areas.
- New MVHR systems with heat recovery with local control of each space/zone with automatic controls.
- Allows efficient building layout design to maximise efficiency of systems and services routes to minimise associated M&E costs.
- Additional costs associated with build/structure not present in retained building proposals.
- New BMS system to control new services and provide collection facility for metering strategy.
- Roof mounted PV array (larger number of storeys would mean roof space available vs total loads would be less ideal in terms of PV yields)



First Floor



Second Floor

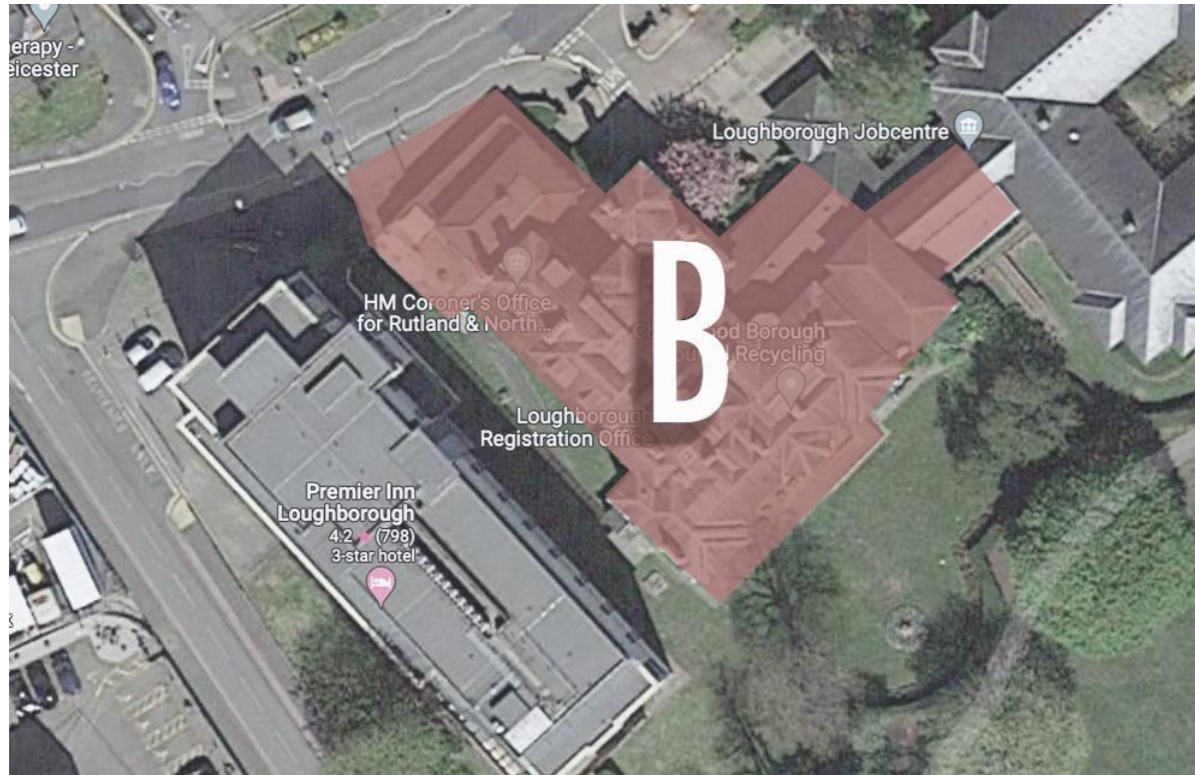


Third Floor

Site A Option 1

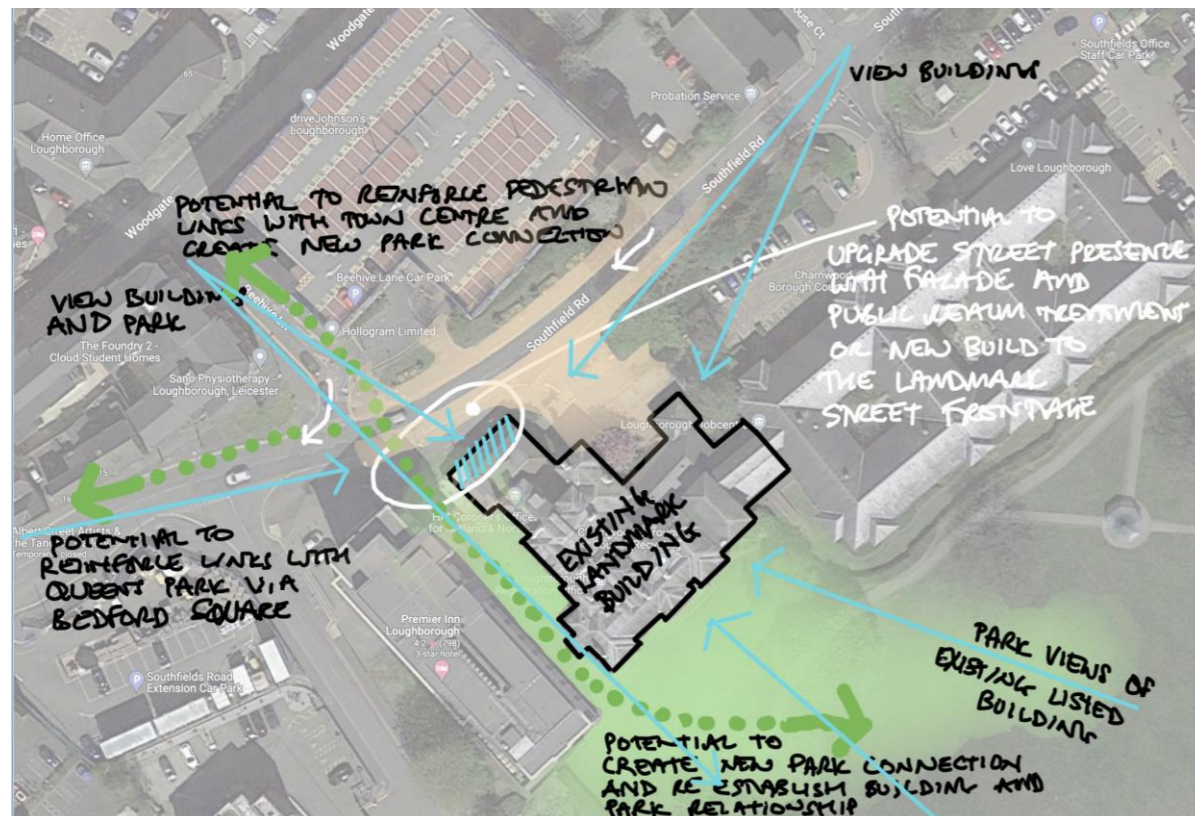


Site A 3D Sketch Concept Visualisation.



Site B Southfield House

- The locally listed building consists of a large number of small and inflexible spaces due to the nature of its construction.
- Currently only partially occupied by the Council and partially sub-let.
- This building has been discounted as a viable option for the Council's needs, as it does not meet, nor could it practically be converted to meet, the project brief.
- The building and site do offer potential for further development and significant improvement.
- Potential for further redevelopment of part of site B, the single storey elements facing Southfields Road could be extended with construction of a two – three storey building providing a landmark facing Southfields Road.
- Potential for connecting the town to Southfields Park between the adjacent Hotel and Southfields House.
- Potential for further extensions to the current single storey entrance areas.
- Potential for further sub-letting of the current single storey entrance/waiting areas which are currently underutilised.
- Potential for retention or sale.



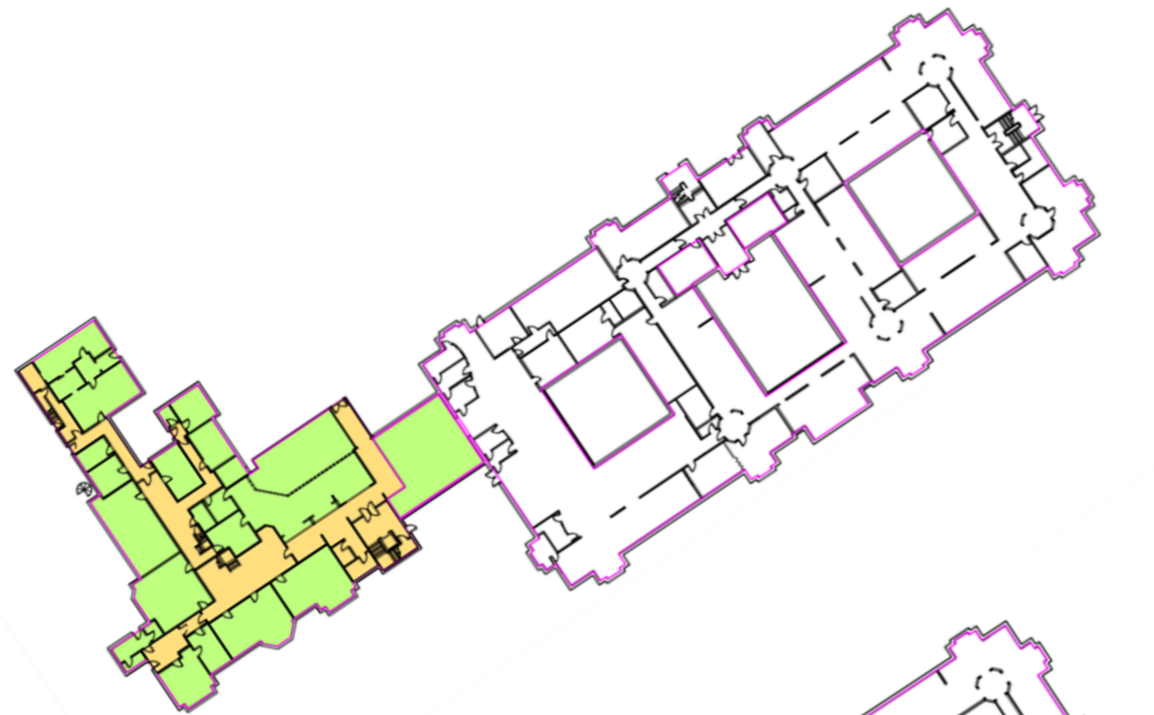


Site B Option 1

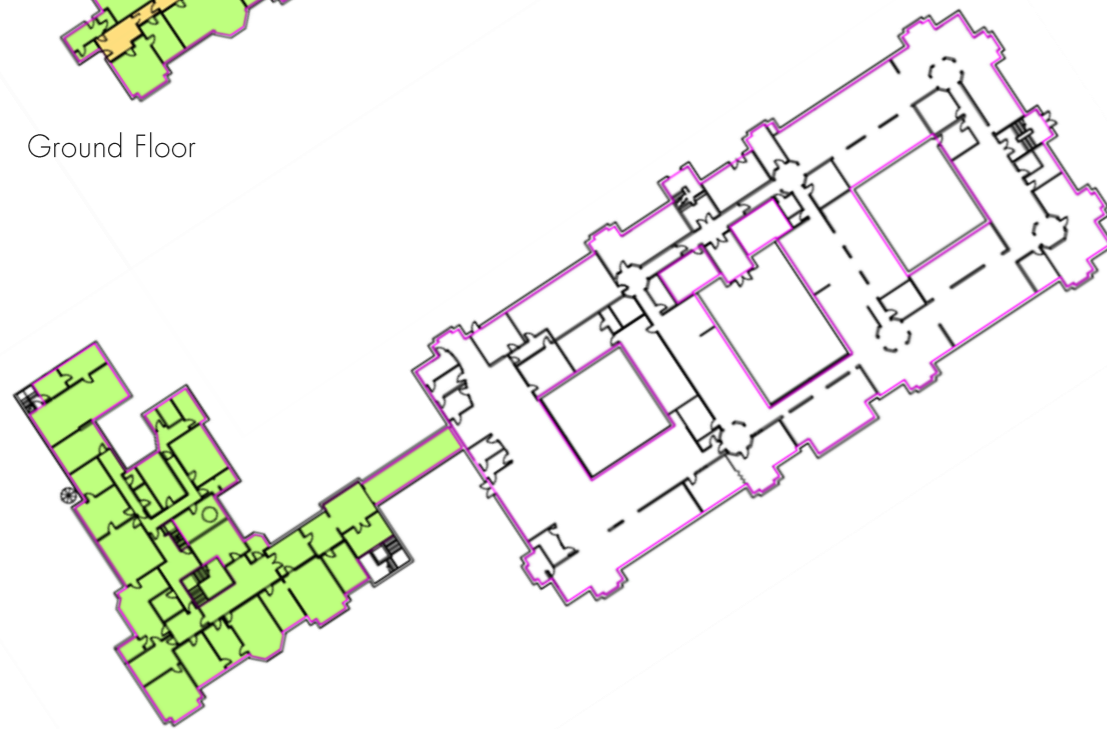
Assumes Site C is retained. A light touch refurbishment.

- Light touch refurbishment suggested phased as and when space becomes available.
- Upgrading of the heating system to air source, providing a significant carbon gain for the council. This will include upgrading of or adding to emitters throughout.
- Generally working with existing fabric but upgrading where practically possible.
 - E.g., upgrading: roof space insulation, double glazed window replacement, internal wall insulation where practical. This may not be possible in some areas without destroying the historic and appealing features of the building.
- Space X indicated on the plan, currently CBC's Front of House, and Space Y, entrance and waiting area are currently underutilised and could be condensed into space X for CBC and within site C for current tenants allowing Y to be independently sub-let.
- Both areas, space X and space Y, could be let to third parties in their own right with relatively minor intervention, whilst maintaining access to the remainder of the building.

Estimated cost: £3,000,000



Ground Floor



First Floor

Site B Option 2

Severing off from site C to allow for sale of B.

- The 'difficult to treat' building in terms of Carbon reduction would be removed from the Councils register.
- Sale of B would result in a receipt for the Council.
- Building B would remain physically linked to Building C but severed in terms of services, therefore implies some investment by the Council to achieve this.
- Potential for the Southfields Park entrance connection would become more complicated coupled with land issues around the Hotel.
- Potential for control of future development of this quite significant site would be lost unless managed by restrictive covenant and/or through the Planning system. Site values however might be impacted.

Estimated cost: £600,000



Existing Gas Fired Boilers



Proposed Air Source Heat Pumps

Site B Option 1 and 2 Environmental and Services

High efficiency heating systems via Air to Water ASHP to allow retention of existing traditional radiators in most aesthetic areas supplemented by new radiators to be selected in keeping with existing radiator types.

High efficiency ASHP hot water systems with local POU hot water to isolated areas/where areas are not serviceable due to available services routes.

Retain existing ventilation strategies and replace systems in situ with new efficient equipment.

No additional costs associated with build/structure not present in retained building proposals.

New BMS system to control new services and provide collection facility for metering strategy.

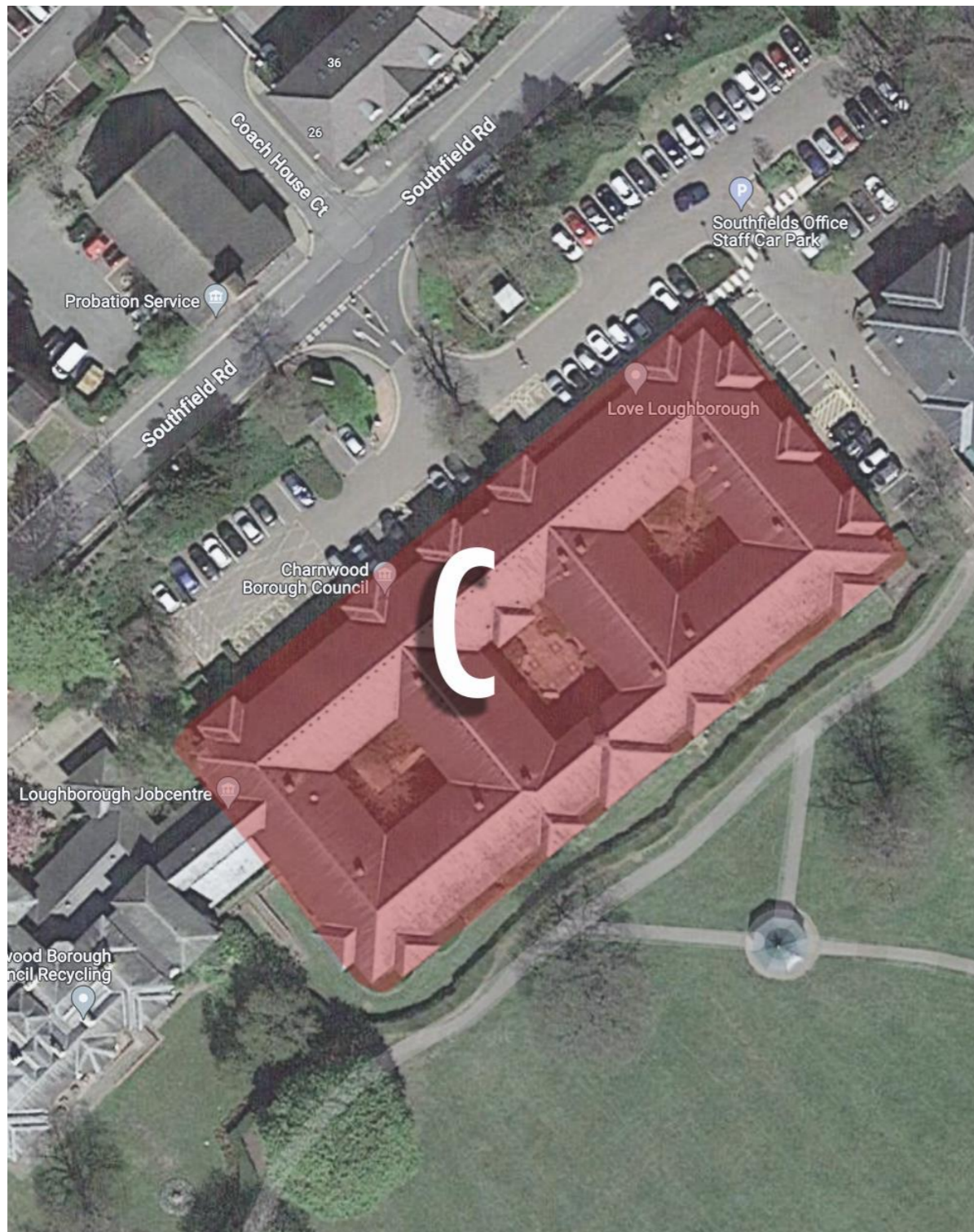
Roof mounted PV array to offset operational costs.

Sites B&C requiring individual electrical feeds to serve each building individually. Costs associated with 2No separate electrical incomers, possible to retain single connection to serve one as capacity may be made available.

Upgrade likely to existing incoming electrical services but retain Sites B&C from single connection point.

Energy Reduction from ASHP & PV = 70%

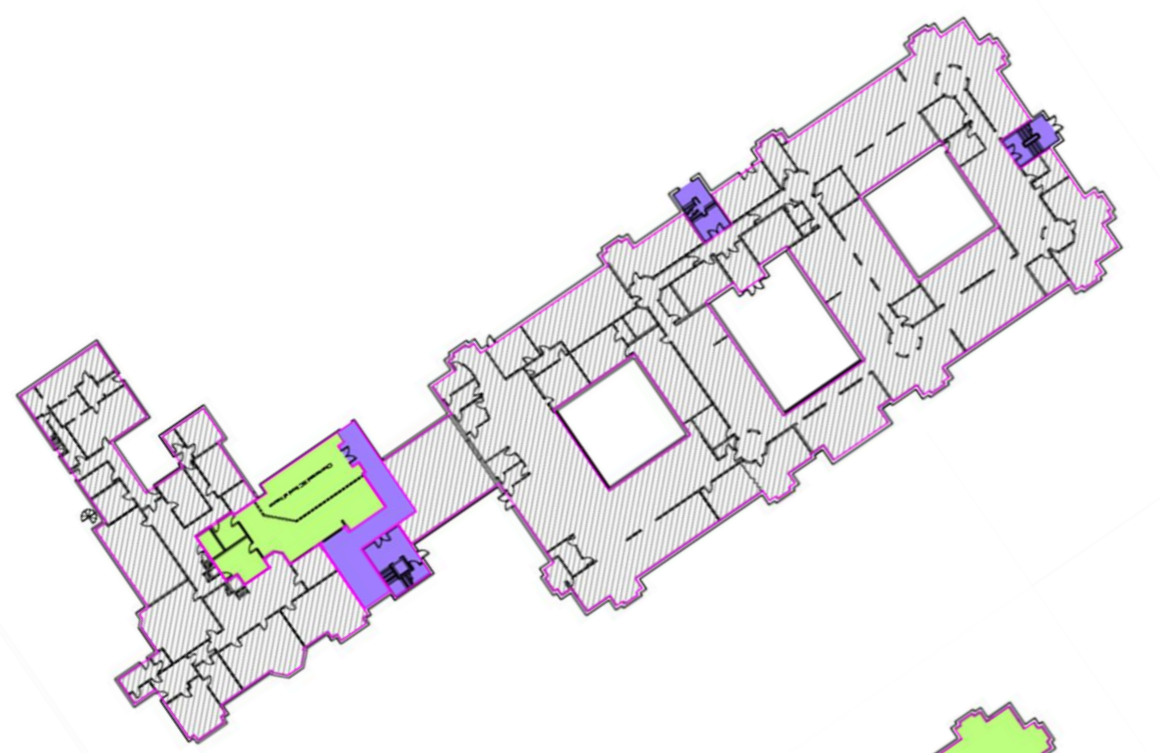
Carbon Reduction from ASHP & PV = 80%



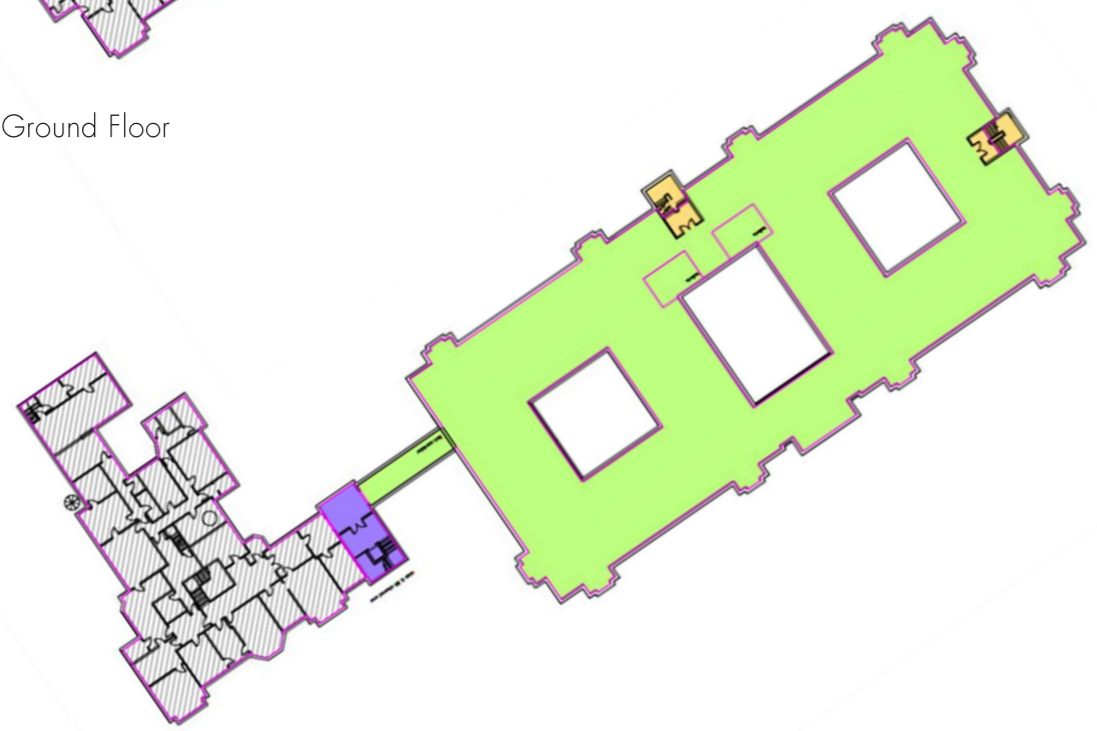
Site C Southfield Road Council Offices

- Constructed around the early 1990's, this two-storey building has been the main location of the Charnwood Borough Council offices.
- Charnwood Borough Council currently occupy the first floor of Building C. The ground floor is partially sub-let, other areas currently remain vacant.
- Whilst constructed as an office, the floor to ceiling height is minimal and domestic in scale. Over recent years internal walls and partitions have been removed to create larger areas of open plan office space.
- Given the floor to ceiling height this building will never achieve a contemporary, modern office standard.
- Courtyards would generally need to be retained as outside spaces to allow for cross ventilation.
- Disabled access to the first-floor level is not ideal by current standards.
- The building is heated by the original gas fired boilers.
- The site would offer good potential for demolition and redevelopment should disposable be an option.
- There are 3 options identified for the retained use of the first floor of building C and a fourth option to divide vertically.

Site C Option 1



Ground Floor



First Floor

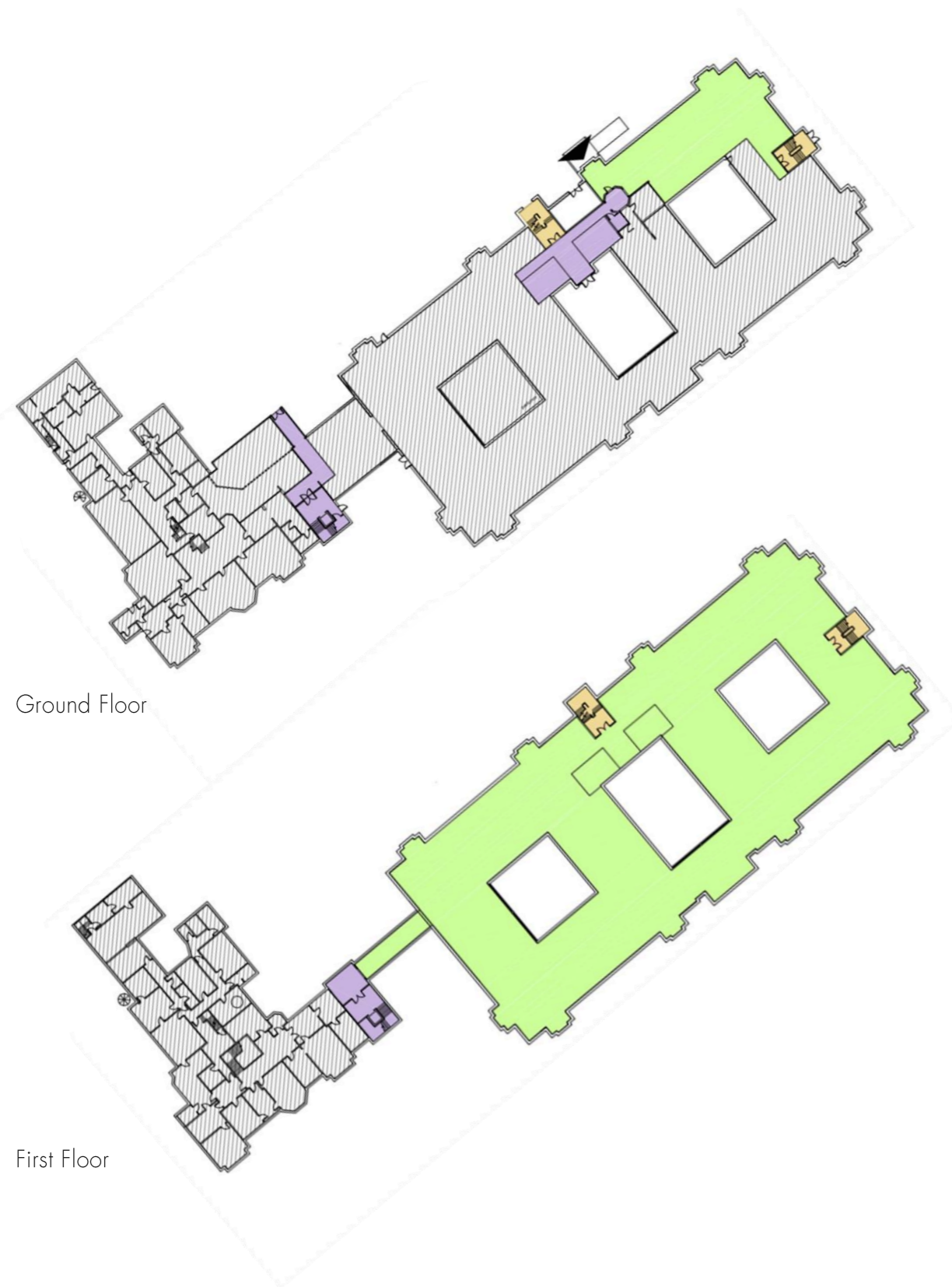
Site C Option 1

Assumes Site B and C are retained within CBC ownership.

- Retention of front of house in Building B and main office within first floor of C as at present.
- Assumed that areas indicated in green would require refurbishment to meet the brief.
- Access egress, staff entrances would all remain as existing and shared.
- Front of house areas would be modified to be self-contained becoming independently accessed via the existing porch entrance without the need to share other spaces with other tenants.
- Refurbishment works would be on a phased basis utilising vacant areas within Building B, C and D for decant and temporary use.

Estimated cost: £12,000,000





Site C Option 2

Assumes CBC retain ownership of Site B and Site C. CBC occupy first floor of site C as existing, with a new front of house and access created on the ground floor of C.

- Allows site B to be better utilised, i.e more space for let.
- Creates a closer contact with the man office at first floor rather than being remote as with option 1 above.
- Means of escape via the firstfloor link into Site B would still be retained.
- Would involve the creation of a new entrance, ramp, steps and canopy to mark the entrance. This provides the opportunity to create a new identity for the Council.
- Would involve the loss of 4 parking spaces.
- The remainder of site C i.e., ground floor could be subdivided as required and accessed via the existing entrance or a new separate entrance could be created.

Estimated cost: £12,400,000





Site C Option 3

Assumes CBC retain ownership of site C but site B would be sold or released as an asset completely.

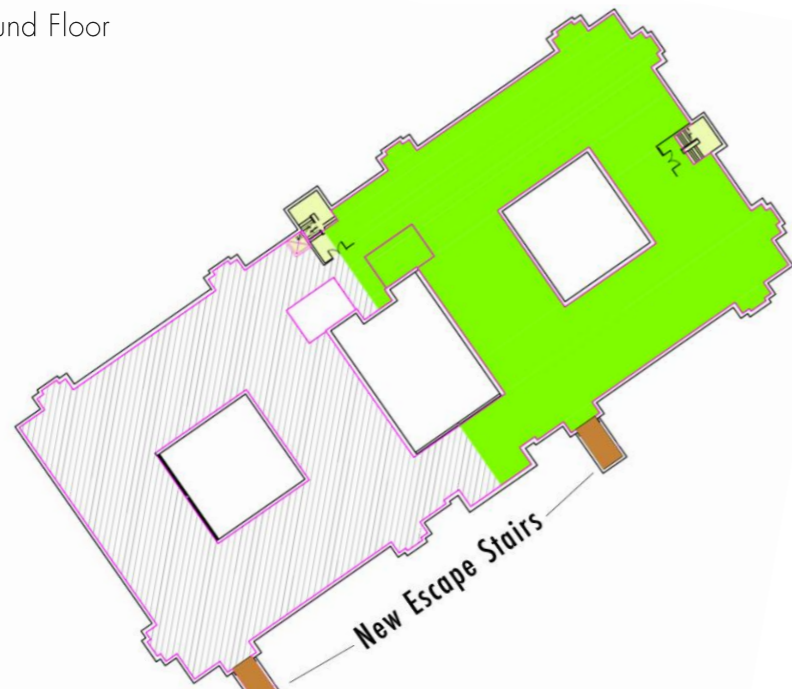
- CBC occupy the first floor of C and create a front of house on the ground floor as option 2 above.
- Would require a new means of escape to the rear of Site C coupled with the new entrance to access the ground floor of C. This might imply loss of an additional 4 car parking spaces i.e., 8 spaces in total.
- Severing building C from B implies a new electricity supply be required to C.

Estimated cost: £13,500,000





Ground Floor



First Floor

Site C Option 4

Assumes a vertical separation with CBC occupying one side of the building C and tenants occupying the other. Allows building B to become independent and either let or sold.

- Presents opportunity to create two distinct offices with dedicated entrances.
- Would require two new means of escape facing the park. i.e one for each office.
- Both areas would require new entrances, steps, ramp and canopy implying loss of approximately 8 car parking spaces.
- Necessitates the need to create a fire wall between the spaces up to the roofline.

Estimated cost: £13,800,000





Existing Gas Fired Original Boilers dating from early 90s



Air Source Heat Pump

Site C All Options Environmental and Services

- High efficiency heating systems via Air-to-Air VRF/VRV to maximise efficiency. Ground floor ceiling void limited so wall mounted indoor units required to provide heating/cooling.
- High efficiency ASHP hot water systems with local POU hot water to isolated areas/where areas are not serviceable due to available services routes.
- Retain existing ventilation strategies and replace systems in situ with new efficient equipment. First floor MVHR with heat recovery within loft space, ground floor natural ventilation due to limited ceiling void space – options for riser down to ground floor to provide bulkhead/perimeter mechanical ventilation provision.
- No additional costs associated with build/structure not present in retained building proposals.
- New BMS system to control new services and provide collection facility for metering strategy.
- Roof mounted PV array to offset operational costs.
- Options 1 and 2 upgrade likely to existing incoming electrical services but retain Sites B&C from single connection point.
- Options 3 and 4 severed off from Site B to allow sale of site B. Sites B&C requiring individual electrical feeds to serve each building individually. Costs associated with 2 No separate electrical incomers, possible to retain single connection to serve one as capacity may be made available.
- Energy Reduction from ASHP & PV = 40%
- Carbon Reduction from ASHP & PV = 55%



Site B and Site C options for upgrading building energy performance and addressing carbon reduction targets

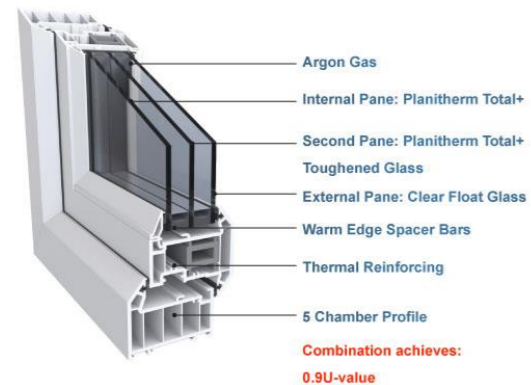
Fabric Opportunities: There is an opportunity to upgrade the building fabric to better address the Carbon reduction agenda in use, however the law of diminishing returns may impact the viability of such interventions.

Wall:

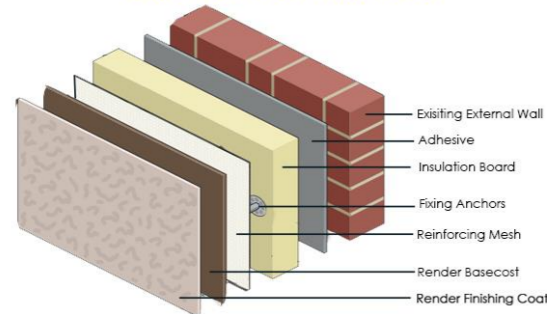
- External wall insulation could be introduced to substantially upgrade thermal performance.

Windows:

- Already double glazed. Could be changed where necessary.
- Triple glazing could be introduced; however, payback period may well not be acceptable.
- Building is domestic in height therefore difficult to see any NVHR strategy working, implying it would remain naturally ventilated via existing windows.



External Wall Insulation



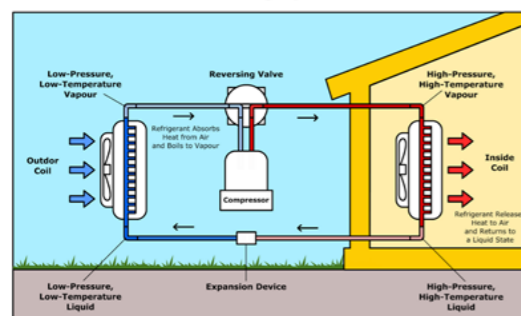
Roof:

- Ceiling level glass fibre insulation, currently approx. 150-200 mm could be substantially increased at minimal cost.
- Existing roof areas offer good potential for installation of PVs, both orientation wise and structurally.

Floor:

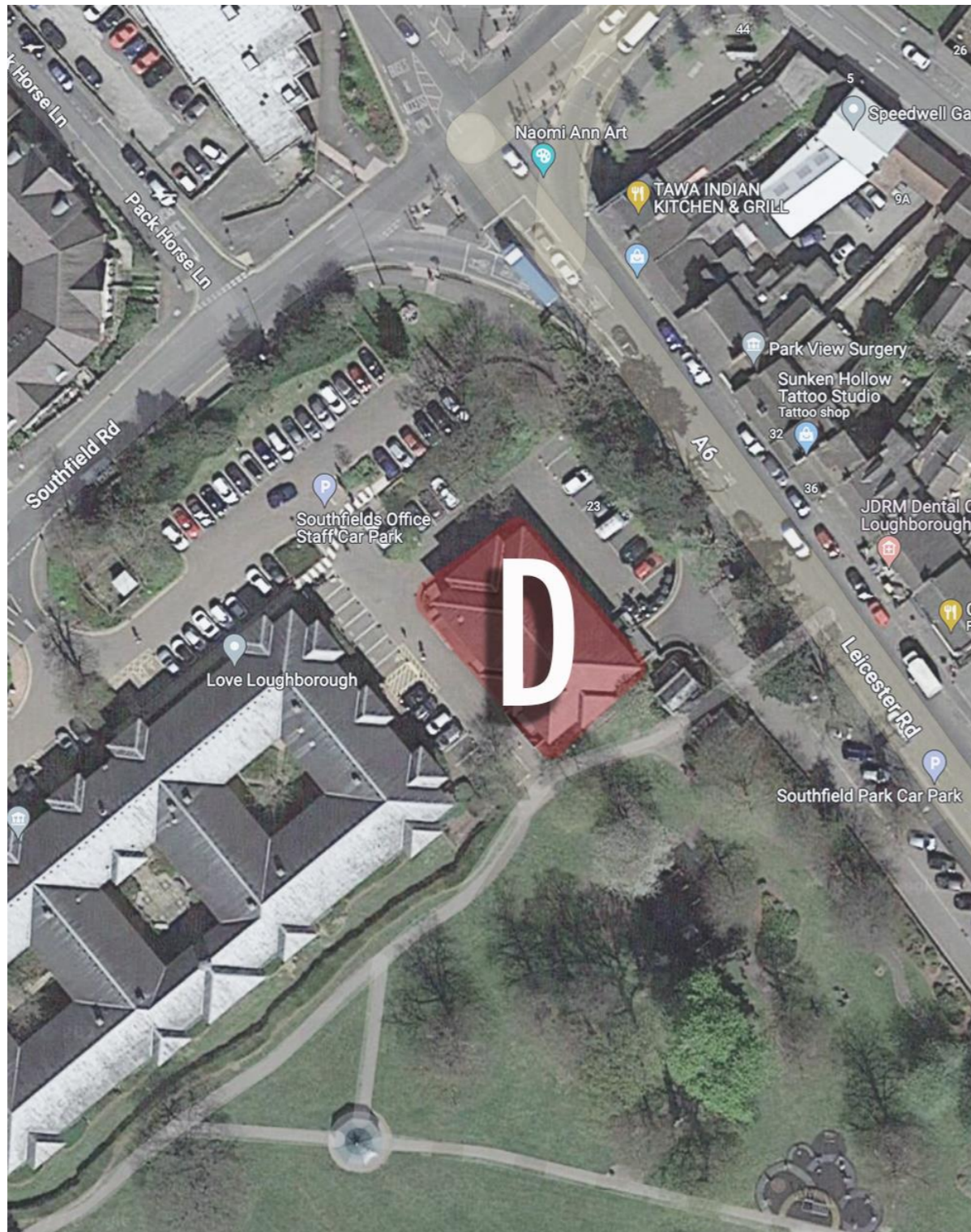
- Would not be practical to upgrade the thermal performance of the existing floor due to the limited ceiling height.

Air Source Heat Pumps Heating Cycle



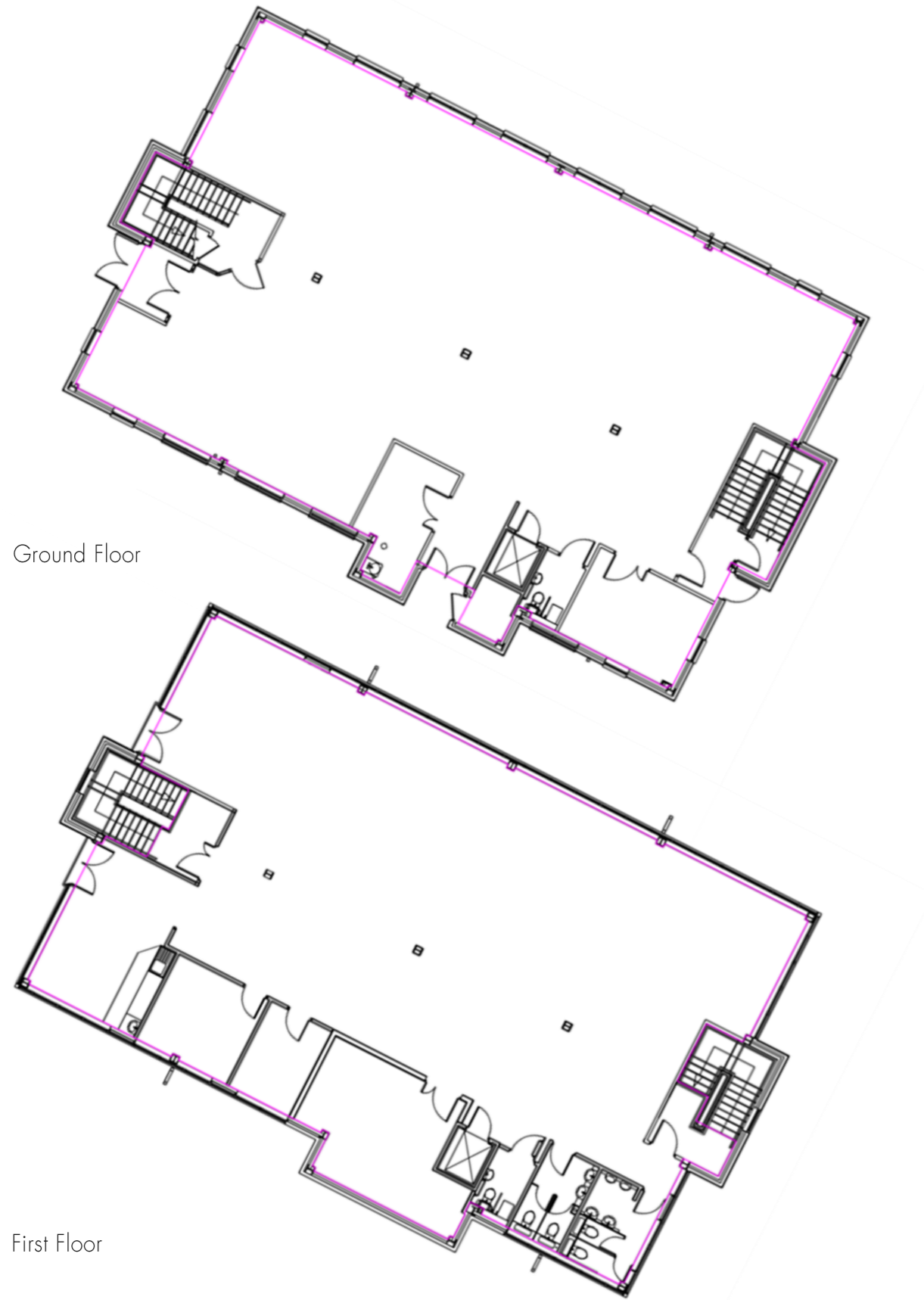
Plant:

- Existing gas fired boilers would be replaced with air source heat pumps providing a substantial carbon reduction gain.



Site D The Former ICS Building

- The site would offer good potential for demolition, redevelopment, sale or lease. Mainly unused, one room is currently in use by CBC and they would relocate elsewhere.
- Whilst stylistically similar to site C, given the storey height, the building offers good potential for conversion, alteration and extension and it is assumed the car parking areas could be incorporated to form a larger site.
- The floor area of the building is limited but with a substantial extension could be suitable for CBC's office use. With regards to future extension there are trees adjacent to this building which would need to be removed.
- The building is heated by the original gas fired boilers.
- Site D offers potential for a landmark civic building located on a major highway junction of Leicester Road and Southfield Road, a gateway to the town centre.
- Southfield Park located to the south raises the prominence of this site, and adds an important edge to the south boundary.
- The building could announce 'arrival' to vehicles and pedestrians and be a statement of civic quality and approachability.
- The site has scope to accommodate taller structures, in response to the new student accommodation diagonally opposite.
- The public realm should be accessible and visible, and crossings pedestrian friendly.
- It is possible that the width of Southfield Road could be reduced into a single carriageway given that car movements are already directed into a single lane, potentially benefitting pedestrian/cyclist crossing and connectivity, and enhancing the public realm at this important junction
- The Park presence could be exploited by redeveloping the disused WC blocks and entrance to create a park 'threshold' with active mixed uses, café and terraces.
- Access and egress to the site would be via the existing junction on Southfields Road.
- Site D is a critical town centre opportunity. It is recommended that the options are fully studied and that comprehensive briefs are prepared, so that the full potential of the site can be secured and realised before future projects or disposals are undertaken.



Ground Floor

First Floor

Site D Option 1

Assumes former ICS building is retained by CBC and refurbished for subletting.

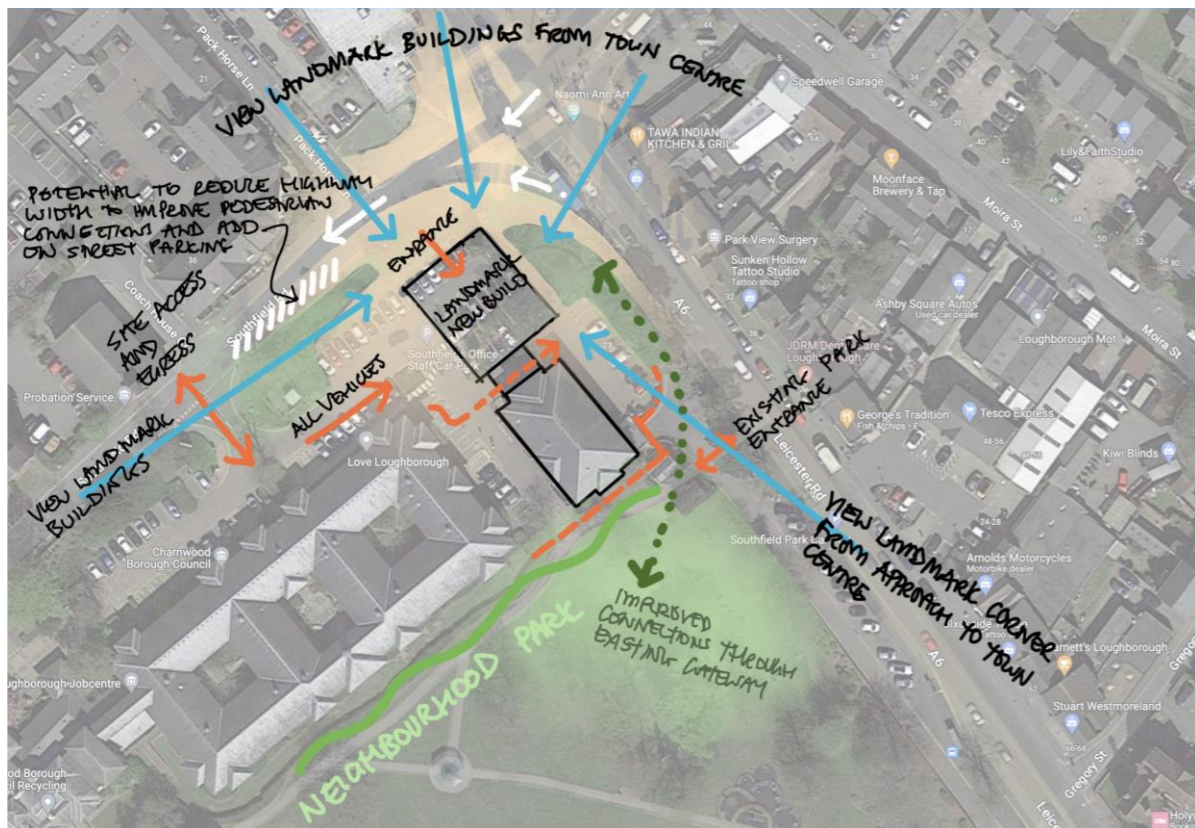
- Would allow for Site C to be sold and redeveloped although vehicular access would be retained via Southfields Road.
- Self-contained office and income generator for CBC.
- Would suit a variety of potential uses/occupiers.

Estimated cost: £1,800,000

Environmental and Services

Refurb for sub-letting:

- High efficiency heating systems via Air-to-Air VRF/VRV to maximise efficiency. Likely requirement to maintain Computer room services during the works due to space use.
- Efficient ASHP hot water system services WC areas – new Dimplex EDL unit suggested due to limited WC area outlets – domestic type unit.
- Retain existing ventilation strategies and replace systems in situ with new efficient equipment. New mechanical ventilation to offices – ceiling void space may limit distribution routes but natural ventilation supplement may allow lower mechanical ventilation rate to be provided for air quality purposes only.
- No additional costs associated with build/structure not present in retained building proposals.
- New BMS system to control new services and provide collection facility for metering strategy.
- Roof mounted PV array to offset operational costs.
- Possible Upgrade required to incoming electrical supply but due to small size of building capacity may be sufficient.



Site D Option 2

Assumes CBC retain and refurbish the former ICS building and construct a new extension to form CBC offices.

- Would allow for Site C to be sold and redeveloped although vehicular access would be retained via Southfields Road.
- Retain and refurbish former ICS building and link to new build.
- Provide 1800m.sq. new build over 4 storeys to achieve client's brief of 2,400m.sq.
- Over 4 floors, creates an opportunity to construct a significant building with a civic presence and creates the possibility of the gateway referred to above.
- Gives some opportunity to improve access and connections to the park particularly given that CBC would remain in control of the corner site.
- Constructing 75% new build presents an opportunity for the new build to be of the highest environmental standards.
- Site D can be refurbished to provide substantial carbon reduction.

Estimated cost: £10,700,000



Ground Floor



First Floor



Second Floor



Existing Gas Fired Boilers

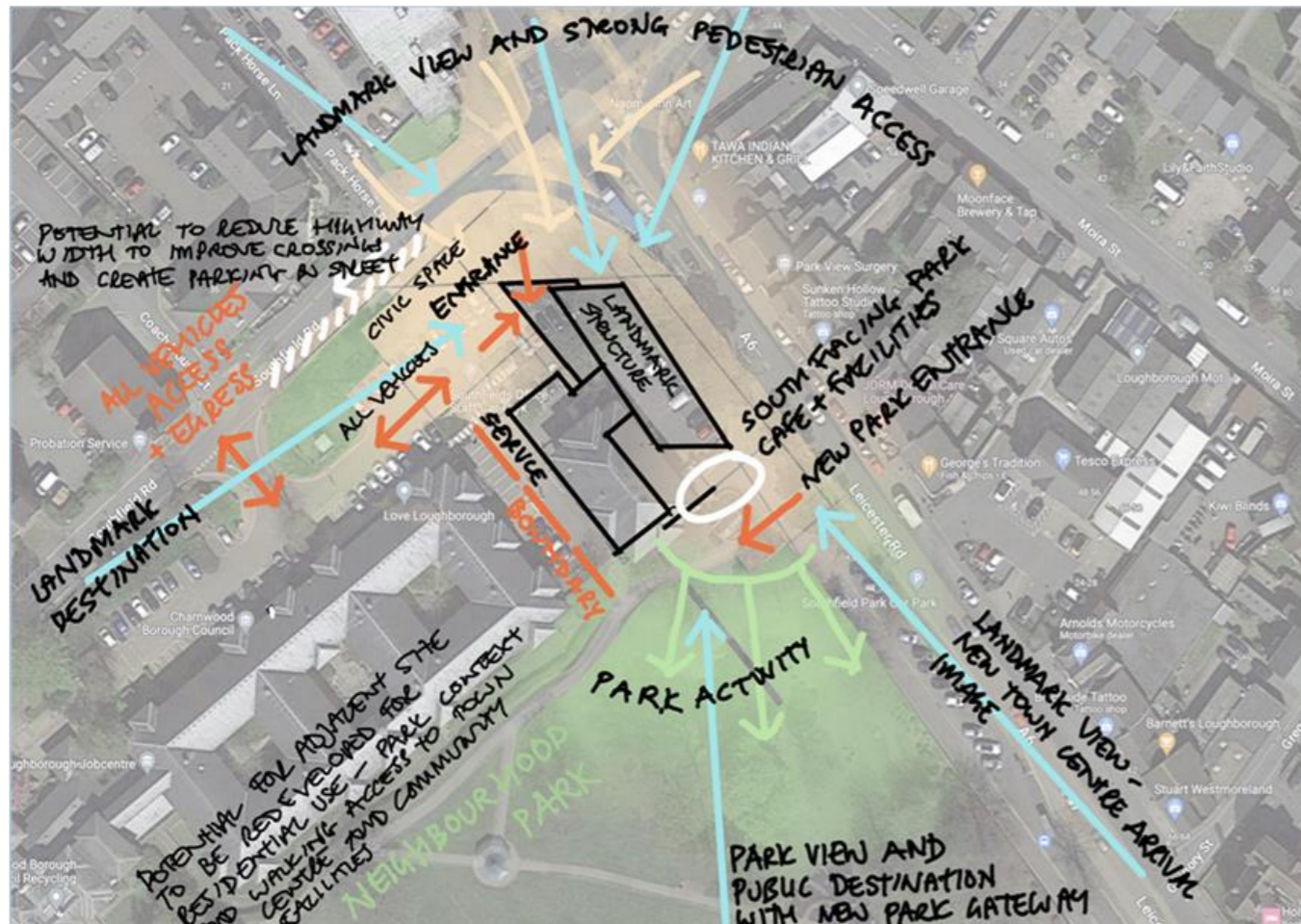


Roof Mounted Solar PVs

Site D Option 2 Environmental and Services

Refurb and extend:

- High efficiency heating systems via Air-to-Air VRF/VRV to maximise efficiency. Likely requirement to maintain Computer room services during the works due to space use.
- Efficient ASHP hot water system services WC areas – new Dimplex EDL unit suggested due to limited WC area outlets – domestic type unit. New ASHP DHW system to extension area in similar vein or central ASHP DHW system throughout depending on DHW requirements of new build elements.
- Retain existing ventilation strategies and replace systems in situ with new efficient equipment. New mechanical ventilation to offices – ceiling void space may limit distribution routes but natural ventilation supplement may allow lower mechanical ventilation rate to be provided for air quality purposes only. New local MVHR in extension areas.
- Lesser additional costs associated with build/structure by retaining existing.
- New BMS system to control new services throughout and provide collection facility for metering strategy.
- Roof mounted PV array to offset costs.
- Upgraded Electrical supply to facilitate the new extension and upgrade to ASHPs.
- Consequential improvements may apply as part of extension depending on extent of new build.
- Energy Reduction from ASHP & PV = 65%
- Carbon Reduction from ASHP & PV = 75%



Site D Option 3

Assumes former ICS building is demolished and replaced with CBC building.

- Demolition of the ICS building allows for construction of a new build in a better position to more readily address the opportunities referred to above.
- Vehicular access would be retained via Southfields Road.
- Building new presents an opportunity to build to the highest environmental and carbon standards.
- Offers greater potential for improved public realm including access to the park, and the space around Southfields Road junction.
- Offers greater opportunity to maximise the civic presence.
- Opportunity to create a dynamic working environment.
- Option for concession café to address both the park and street and provide access to catering facilities for staff.
- Could provide an opportunity to create a master plan for further development and investment of the park.

Estimated cost: 12,400,000



Ground Floor



First Floor



Second Floor



Site D 3D Sketch Concept Visualisation Looking from Leicester Road North West.



Site D 3D Sketch Concept Visualisation from Leicester Road Looking South East.



Site D Option 4

A combination of option 1 and 3 i.e., refurbish and extend the former ICS building in accordance with tenant's specific brief. Construct new CBC offices to provide 2400m.sq. over 4 or 5 floors.

- Creates opportunity to provide a more intensive and substantial redevelopment to the corner of this site.
- Utilises the former ICS building all be it modified and extended to provide an income stream for the Council.
- Provides the benefits referred to in option 3 above.
- Allows for Site C to be released for sale.
- Would require joint venture with willing tenant and assumes a long lease with good guarantee.

Estimated cost: £15,100,000



Ground Floor



First Floor



Second Floor



Third Floor



Roof Mounted Solar PVs



Air Source Heat Pumps

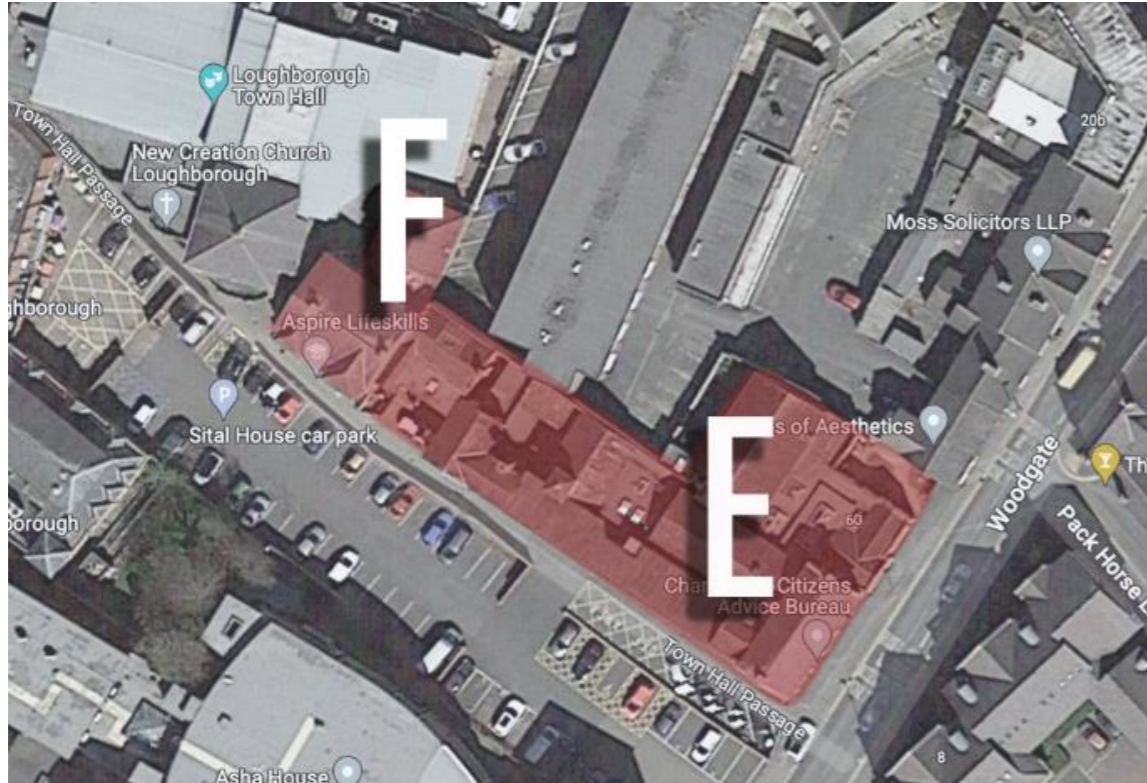
Site D Option 3 and 4 Environmental and Services

New build option with all new services:

- New ultra-efficient thermal envelope with solar treatment to windows to balance useful daylight and overheating mitigation through solar gains.
- High efficiency heating systems via Air-to-Air VRF/VRV.
- High efficiency ASHP hot water systems with local POU hot water to isolated areas.
- New MVHR systems with heat recovery with local control of each space/zone with automatic controls.
- Allows efficient building layout design to maximise efficiency of systems and services routes to minimise associated M&E costs.
- Additional costs associated with build/structure not present in retained building proposals. Demolition Costs associated with existing.
- New BMS system to control new services and provide collection facility for metering strategy.
- Roof mounted PV array.



MVHR Heat Recovery Unit

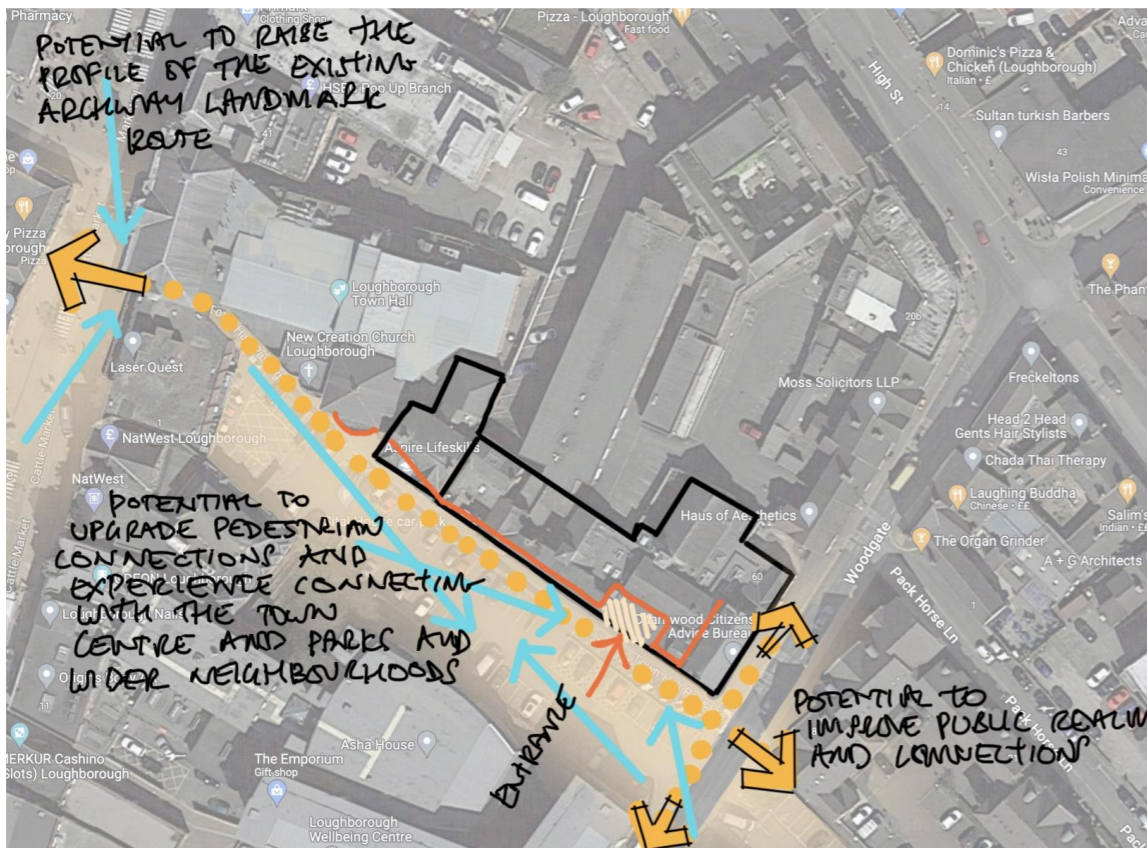


Site E and F Option 1

Assumes demolition of major portions of buildings but with retention of 2 storey element of Woodgate Chambers and the single storey Courthouse.

- Allows for connection into the rear of the Town Hall and for utilisation of Victoria Rooms and Council Chamber within it.
- Allows retention of the locally listed Woodgate Chambers facing Woodgate.
- Creates an opportunity for a substantially improved public realm to create a new entrance adjacent to Woodgate Chambers.
- Creates the opportunity to substantially improve the Town Hall Passage and connection into the Market Place.
- An opportunity to redevelop a significant site within the Town.
- An opportunity to make better use of the spaces within the Town Hall.
- Currently assumed to be 2 storeys' but could easily be 3 storeys.

Estimated cost: £13,000,000



Sites E and F Environmental and Services

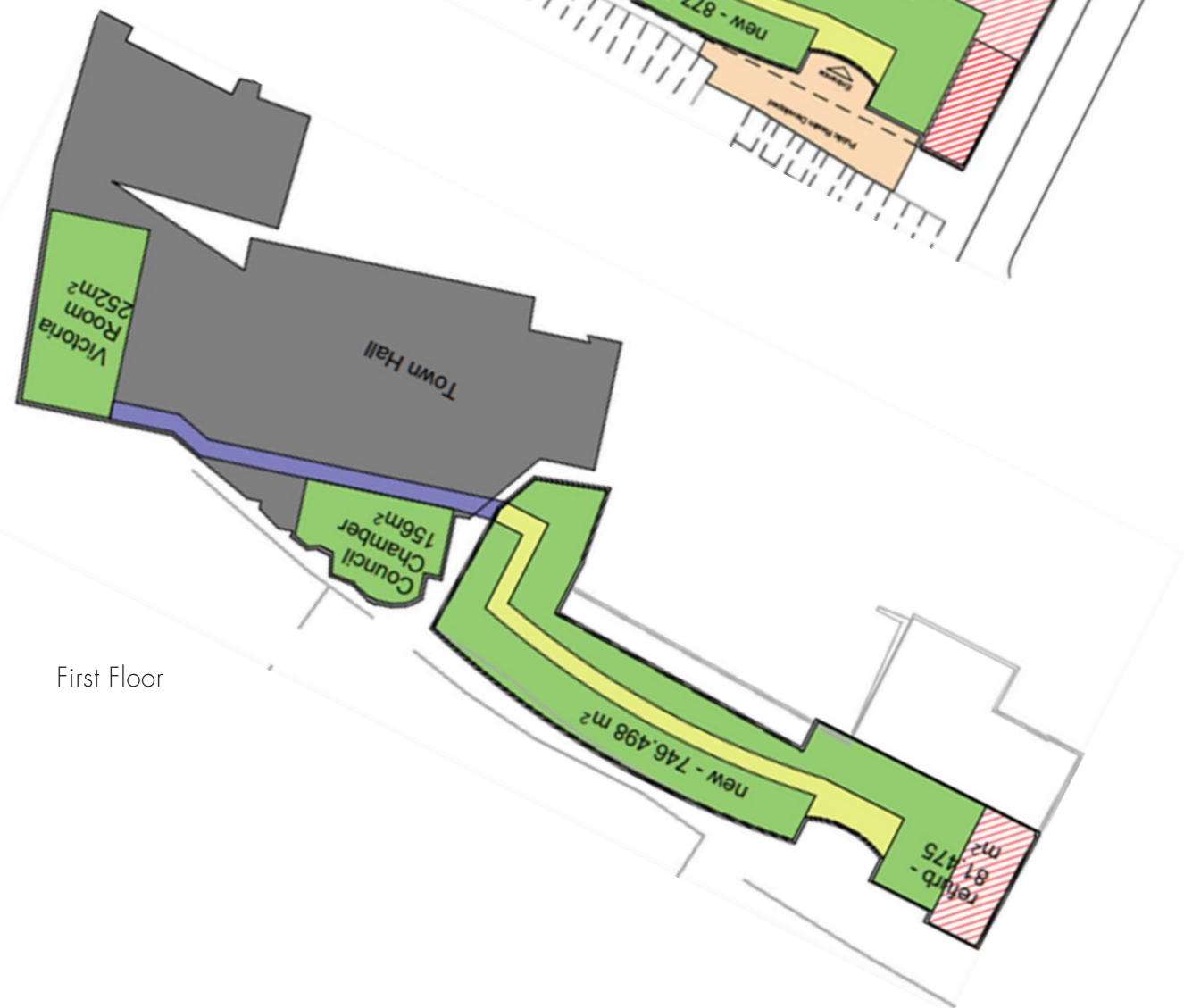
New build areas linked to existing town hall following demolition of areas:

- High efficiency heating systems via Air-to-Air VRF/VRV to new build areas with existing retained as is.
- High efficiency ASHP hot water systems with local POU hot water to isolated areas in new build areas.
- New MVHR systems with heat recovery with local control of each space/zone with automatic controls in new build areas. Retained systems in existing building.
- Additional costs associated with builders works in linking new and existing buildings – linking systems (fire/security etc.).
- New BMS system to control new services and provide collection facility for metering strategy. Retain existing BMS to existing and link to central new BMS for collection facility.
- Roof mounted PV array to new build element.
- Any link between new build and existing would require new incoming electrical connection serving both buildings, likely requiring rewiring to existing elements throughout.
- Consequential improvements may be required if considered an extension of existing following demo.

Ground Floor



First Floor





Site G

- Option to purchase the fire damaged HSBC bank next door to the Town hall and utilise the two buildings to maximise benefits of both.
- Both Buildings are listed Grade 2. Town Hall Ref No. 189430 and HSBC Bank Former Midland Bank 189431
- Following inspections by CBC Conservation Officer there is little of Architectural merit within the building worthy of retention, although the timber staircase adjacent to the town hall has some interest due to its construction technique and has survived the fire. The narrative within the listing also supports this view.
- The main features as highlighted in the listing is the stone façade fronting Market Place with its Slate roof, which has been lost to the fire.
- The rear half of the existing buildings are of no Architectural merit. There is a carpark also at the rear accessed via rights of way over adjacent private land.
- Ground floor levels vary by approx. 450mm (1'-6") therefore any ground floor level connection is more difficult.
- The existing fenestration dictate that the existing floor levels to the main building facing Market Place are retained along with the existing staircase referred to above marked (x) on the plan.
- Behind this however, there is an opportunity to demolish completely and build new over multistorey to provide the accommodation required for CBC habitation.

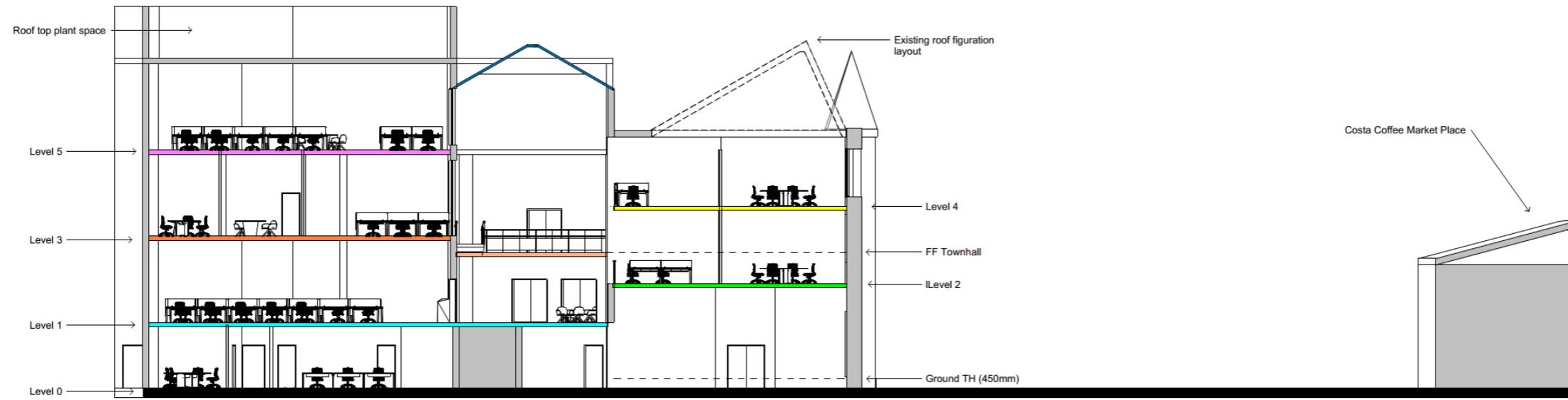


Site G Option 1

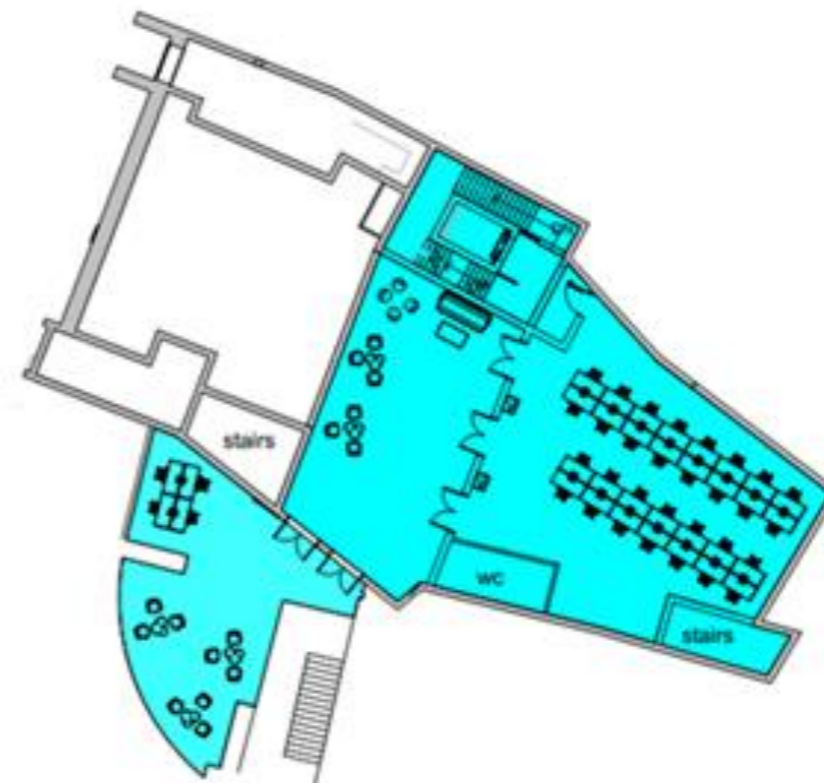
Assumes CBC would retain the front 8-10m depth of building, reinstate the important historical elements of the structure whilst demolishing at the rear and building four storeys to occupy the full extent of the site including the current carpark areas. In addition, a new build would occupy the space up to the Town Hall boundary.

- Given the varying floor levels between both buildings the target is to provide connections at the Town Hall mezzanine level and the Second-Floor level, (Victoria Room). Whilst the ground, first and second floors at the front of HSBC remain.
- A major accommodation and escape stair and two door lift that connects all levels in proposed sitting within a large atria type space. Escape stair (x) is retained, an additional escape stair is introduced to the rear of HSBC.
- The roof is surrounded with a perimeter parapet designed to conceal Heating and Ventilation Plant to the rear.
- The scheme includes re-opening up the access door and corridor to the right-hand side of the HSBC elevation previously occupied by a cash machine.
- The main entrance to the CBC public access area would be via the existing entrance on the left elevation. The public access area would contain a reception area a range of computer access stations, and booths for 3-4 people plus access to interview rooms. These rooms would have Staff egress into the private / office side.
- Consolidates the Council into one area within the Town and at the centre of it. The Council Chamber 156m.sq. and Victoria Rooms 252m.sq. could be available for use.
- Opportunity for PV's to be located on the Town Hall roof and allows CBC to address the carbon agenda for the Town Hall.
- Provides investment in a listed building improving its Carbon footprint.

Estimated cost: £9,400,000



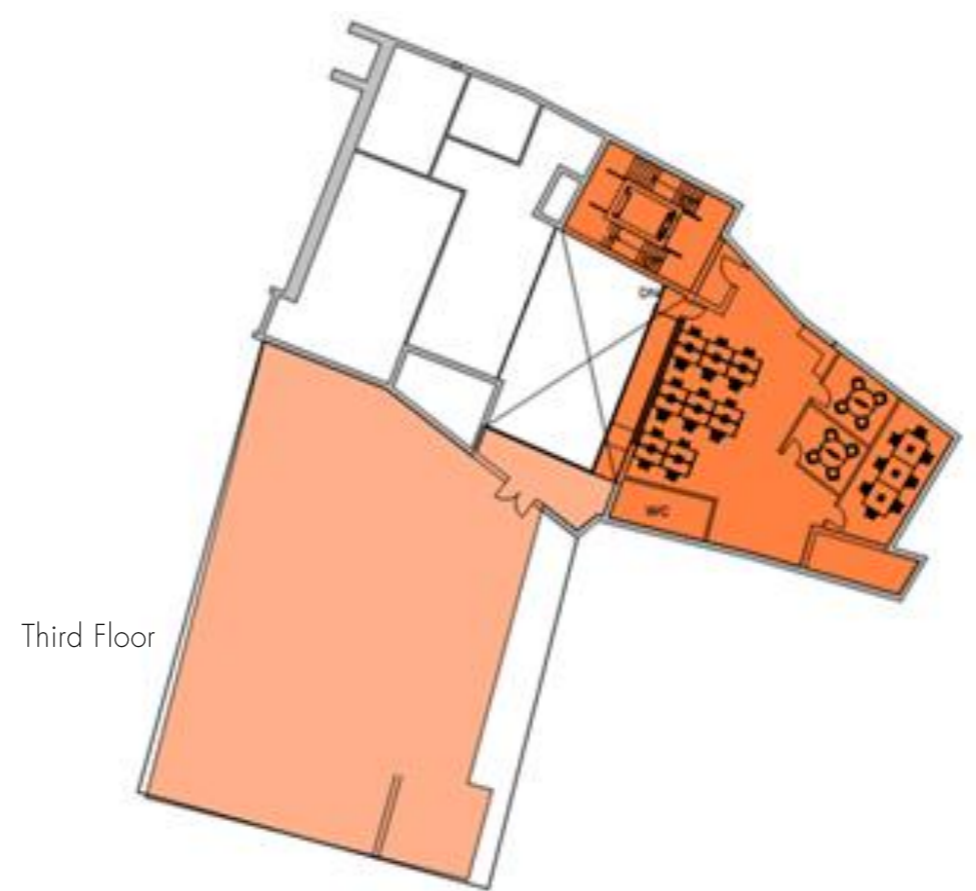
Ground Floor



First Floor



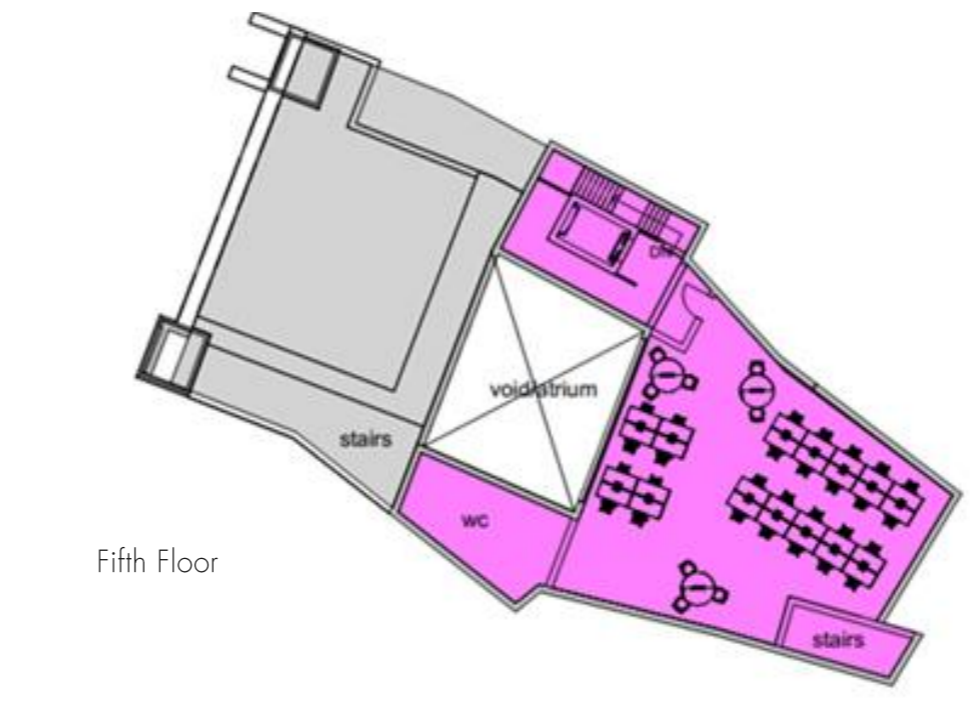
Second Floor



Third Floor



Fourth Floor



Fifth Floor



Site G Environmental and Services

Linking Town hall to adjacent HSBC:

- High efficiency heating systems via Air-to-Air VRF/VRV to all areas – roof space required but believed to be present.
- High efficiency ASHP hot water systems with local POU hot water to isolated areas in new build areas.
- Retained ventilation systems with new MVHR to HSBC elements and replacement of ventilation systems dependent of condition/capacity – possible component replacement as costs saving where possible.
- Additional costs associated with builders works in linking existing buildings – linking systems (fire/security etc.).
- New BMS system to control new services and provide collection facility for metering strategy. Retain existing BMS to existing and link to central new BMS for collection facility.
- Roof mounted PV array – understood a limited roof space availability to maximise the possible benefits of PV.
- Any link between new build and existing would require new incoming electrical connection serving both buildings, likely requiring rewiring to existing elements throughout.

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