

Options appraisal

Description of option	Advantages	Disadvantages	Cost benefit analysis and triple-bottom line appraisal	Rank in order of preference
<p>Option 1:- Do nothing Leave the building as is (currently in disrepair - tiles coming off roof, windows boarded up and heras fencing around it)</p>	<ul style="list-style-type: none"> No initial demolition/ upgrading costs 	<ul style="list-style-type: none"> Deteriorating building Unsightly for tourists Residential static owners could potentially move away from park resulting in loss of income Asbestos has to be managed 	<ul style="list-style-type: none"> Loss of rental income 	5
<p>Option 2:- Fully demolished upper half of building Demolish the upper level building down to the floor level. Retain the existing basement. Wall above stairs to be partially taken down and capped with a cope to provide a balustrade. Use the upper ground floor concrete slab as a basis for a flat roof, applying a waterproofing membrane & protecting it from foot traffic. Area under the shop and oil tank store to be filled in & capped with a ground supported slab. Boiler room steps to be removed. Bollards, fencing or other physical barrier to prevent vehicle access.</p>	<ul style="list-style-type: none"> Make the park more visually appealing to visitors Storage area is the basement in the region of 86m² No requirement to move the electrical switchgear Modernize the holiday park to ensure increase demand Minimal long term maintenance costs Additional amenity space 	<ul style="list-style-type: none"> Capital cost 	<ul style="list-style-type: none"> £73,000 	1
<p>Option 3:- Partially retain upper half of building Drawing S02 As per Option 1, but the upper level wing above the electrical switchgear is retained. The roofing is replaced, but otherwise the building would be a bare shell open for any additional requirements the Park may have.</p>	<ul style="list-style-type: none"> Storage area is the basement in the region of 86m² Additional storage area of 44m² Additional weather protection to electrical switchgear 	<ul style="list-style-type: none"> Annual maintenance costs both planned and unplanned Visually intrusive for the holiday park Capital cost 	<ul style="list-style-type: none"> £84,000 	2

<p>Option 4:- Partially remove upper half of building including basement As per Option 2 with the basement being partially demolished as well. The floor would be broken out & the area backfilled. Some areas of wall would have to be retained to act as retaining wall to support the adjacent basement and roadway. A balustrade would be required at any change of level, otherwise the ground could be graded away to form a “bowl”. However, a sewer manhole at the corner of the building restricts the amount of changes in levels possible.</p>		<ul style="list-style-type: none"> • Annual maintenance costs both planned and unplanned • Visually intrusive for the holiday park • Higher capital cost 	<ul style="list-style-type: none"> • £89,000 	3
<p>Option 5:- Retain but repair existing building (excluding upgrade of facilities) Replace the existing roof coverings to the existing toilet block and make it as safe and watertight as possible. Remove existing washroom and installation of new fences and bollards to make safe the area as well as painting the existing handrails.</p>	<ul style="list-style-type: none"> • Removal of Heras fencing 	<ul style="list-style-type: none"> • Unsightly old fashioned building with no benefit to the park • Annual maintenance costs both planned and unplanned • Visually intrusive for the holiday park 	<ul style="list-style-type: none"> • £52,000 	4