

## Surrey Outdoor Learning and Development – Phase 1, Thames Young Mariners

### Annex 1: Options considered

OPTION	DESCRIPTION and OUTLINE	PROS	CONS
1	<p><b>Retain as many buildings as possible</b></p> <ul style="list-style-type: none"> <li>• Make the most of current layout and buildings rather than fully bespoke design</li> </ul>	<ul style="list-style-type: none"> <li>• Most cost-effective option.</li> <li>• May cause the least disruption on site during build period.</li> </ul>	<ul style="list-style-type: none"> <li>• Mainly revamping existing buildings with additional extension which does not address the needs of the service.</li> <li>• None of the buildings are listed as in good condition.</li> <li>• This option is dependent on detailed structural survey.</li> <li>• Does not increase capacity to make the financial returns.</li> <li>• Limited flexibility for multiple group use.</li> <li>• Will have to work with existing layout which is not user-friendly for multiple groups on site.</li> <li>• Additional cost to ensure all areas are fully Disability Discrimination Act (DDA) compliant.</li> <li>• Reduces opportunity to develop sustainable features.</li> <li>• Does not deal with subsidence issues on site.</li> </ul>
2	<p><b>Retain some existing buildings</b></p> <ul style="list-style-type: none"> <li>• Retain only buildings which are in a good condition, rather than fully bespoke design</li> <li>• Dependent on a detailed structural survey</li> </ul>	<ul style="list-style-type: none"> <li>• More flexibility than the basic Option 1.</li> <li>• May reduce the disruption on site during build period.</li> </ul>	<ul style="list-style-type: none"> <li>• None of the buildings are listed as in good condition.</li> <li>• Several structural unknowns could impact significantly on the cost causing further disruption to service delivery.</li> <li>• Cost to ensure all areas are fully DDA compliant.</li> <li>• Will have to work with existing layout which is not user-friendly for multiple groups on site.</li> <li>• Does not offer the required standard of camping facilities, reducing revenue potential.</li> <li>• Does not deal with subsidence issues on site.</li> </ul>
3	<p><b>All new build – RECOMMENDED OPTION</b></p> <ul style="list-style-type: none"> <li>• A fully bespoke design</li> </ul>	<ul style="list-style-type: none"> <li>• All buildings are new and are fit for purpose.</li> <li>• Offers most fit for purpose accommodation.</li> <li>• It enables the capacity-building and growth in service delivery for the future.</li> <li>• Carefully designed layout of the site maximises earning potential.</li> <li>• Buildings will be more energy efficient.</li> </ul>	<ul style="list-style-type: none"> <li>• Highest cost option.</li> <li>• Will cause maximum disruption during build period but the site will still be operational, taking health and safety requirements into consideration.</li> </ul>

OPTION	DESCRIPTION and OUTLINE	PROS	CONS
		<ul style="list-style-type: none"> <li>• Flexibility to hire out individual buildings to different groups – either schools or businesses.</li> <li>• Economies of scale along with maximum flexibility to achieved greatest financial return.</li> <li>• New welcoming layout manages all aspect of safety in a systematic way.</li> <li>• Creates self-contained areas for different customers on site at the same time.</li> <li>• Learning spaces maximise the views of the site over the lake.</li> <li>• Will enable full accessibility for all areas and activity ensuring SOLD can significantly expand its work with vulnerable young people and families.</li> <li>• Allows for sustainable features to be incorporated into the design.</li> <li>• Allows for extended shower, toilet and changing facilities to increase overall capacity every day.</li> <li>• DDA requirements will be factored into the new build.</li> <li>• The design and new-build approach will support resolving the current subsidence issues on the site. Additional Estate Bank Re-enforcement works will also be carried out separately. The all-new build will have foundations designed to meet the requirements of the land and will be in line with industry standards.</li> </ul>	
4	<p><b>All new build (alternative approach)</b></p> <ul style="list-style-type: none"> <li>• A partially bespoke design</li> </ul>	<ul style="list-style-type: none"> <li>• More cost-effective than Option 3.</li> <li>• Faster build period.</li> <li>• DDA requirements will be factored into the new build.</li> </ul>	<ul style="list-style-type: none"> <li>• Less flexible accommodation layout limits diversity of customers.</li> <li>• Less flexibility to hire out buildings to external groups.</li> <li>• On site staff accommodation integrated into the single building will not offer required privacy.</li> <li>• Does not offer improved camping facilities.</li> <li>• Does not offer enough changing, toilet and shower facilities.</li> <li>• Reduces revenue earning potential.</li> <li>• As per Option 3, will cause maximum disruption during build period but the site will still be operational, taking health and safety requirements into consideration.</li> </ul>

OPTION	DESCRIPTION and OUTLINE	PROS	CONS
5	<p><b>Hybrid of Options 2 and 3</b></p> <ul style="list-style-type: none"> <li>Option 5 developed to capture the end-user needs with respect to financial constraints</li> </ul>	<ul style="list-style-type: none"> <li>Is affordable within existing funding allocation.</li> <li>Offers extended changing, toilet, shower facilities.</li> <li>Offers main building and catering facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Does not deal with current subsidence issues on site.</li> <li>Does not include as many accommodation facilities reducing revenue earning potential.</li> <li>Additional cost to ensure all areas are fully DDA compliant.</li> <li>Will cause significant disruption during build period but it is expected that parts of the site will be operational, subject to health and safety requirements.</li> </ul>

This page is intentionally left blank