

Weybridge Hub redevelopment

Annex 1: Options considered

The long list of options to deliver Weybridge Hub considered a complete re-build of the existing building and alternative leasehold or freehold acquisitions to re-site the building.

These options were discounted due to the cost and carbon footprint to deliver a new build and limited alternative sites capable of delivering the spatial needs of Council Services. Feasibility studies, in consultation with Library Service and Youth Service, also discounted options to refurbish the existing building without increasing the library space and expanding the library over two floors; neither option delivers the space required by the library on one level and/or Service space would be disjointed, impairing service delivery and user experience.

The short list of options is set out below.

Option A	Refurbishment of the existing building without providing a larger library space
	This option does not address the space requirements for the library service so would not provide sufficient space to safeguard the future enhanced operation of the library.
Option B	Refurbishment of the existing building with library expanding to the first floor
	This option does provide the space required for the library service but over two floors. Due to the existing structural limitations and inability to reconfigure the stair core, the library would become very disjointed.
Option C	Refurbishment of the existing building with an extension to the ground floor
	This is the preferred option as it addresses all the Services' needs and provides potential income generation.

The preferred option, Option C delivers the following:

1. The building will provide an enhanced and improved external façade including replacement windows, doors and curtain walling along with upgraded insulation to the walls and roofs. The roof covering is deemed to be at the end of its useful life and will also be replaced.
2. It also enables the optimisation of the site by additional internal and external partners.
3. Weybridge Library falls under the Council's 2030 target for scope 1 & 2 carbon emissions and is a high user of energy. The refurbishment gives the opportunity to significantly reduce energy consumptions and carbon emissions.

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