

**Newton Aycliffe Office Accommodation Strategy Programme.  
Newton Aycliffe Customer Access Point (CAP) Site Options – Summary of Initial Appraisal (Long List).**

**Appendix 8**

Site area requirement for new CAP = 275 m <sup>2</sup>	Option 1 Newton Aycliffe Leisure Centre entrance foyer only.	Option 2 Newton Aycliffe Leisure Centre and adjoining retail shop.	Option 3 Newton Aycliffe Leisure Centre and the adjoining three retail shops	Option 4 Newton Aycliffe Library – temporary accommodation	Option 5 Retail unit (former Woolworths)	Option 6 Retail unit (adjacent the amusement arcade and Greggs)
<b>Site Characteristics</b>						
<b>Description</b>	Existing leisure centre to be retained as part of the overall Leisure Strategy. Public access is from the covered walk-through that links Greenwell Road to the main central shopping area of the town. The building is a three storey concrete framed structure with brick cladding, and dates from the mid 1960s. Refurbished in the mid 1980s, but visually looking tired. The area under consideration is on the ground floor.	Existing leisure centre to be retained as part of the overall Leisure Strategy. Public access is from the covered walk-through that links Greenwell Road to the main central shopping area of the town. The building is concrete framed structure with brick cladding, and dates from the mid 1960s. Refurbished in the mid 1980s, but visually looking tired. The retail shop nr4 (left hand side facing) is currently being held over since the lease expired June 2011. The area under consideration is on the ground floor.	Existing leisure centre to be retained as part of the overall Leisure Strategy. Public access is from the covered walk-through that links Greenwell Road to the main central shopping area of the town. The building is concrete framed structure with brick cladding, and dates from the mid 1960s. Refurbished in the mid 1980s, but visually looking tired. The retail shops (left hand side facing) are as follows:- Nr 2 vacant (Estates seeking short term leases) Nr 3 is in the process of being vacated. (Estates seeking short term leases) Nr 4 is currently being held over since the lease expired June 2011. The area under consideration is on the ground floor.	Temporary library facility created in demountable accommodation on the site of a former petrol station that allowed for the former site to be redeveloped as part of the future regeneration of the town centre.	Existing vacant retail unit that will be given a new frontage as part of the redevelopment of the town centre.	Existing vacant retail unit that will be given a new frontage as part of the redevelopment of the town centre.
<b>Location</b>	Town Centre	Town Centre	Town Centre	Outskirts of the main town centre.	Town Centre	Town Centre
<b>Ownership / Title</b>	DCC ownership	DCC ownership (Leisure Centre) Retail shop nr4 in private ownership.	DCC ownership (Leisure Centre) Retail shops nrs 2 to 4 in our ownership.	DCC ownership, but land leasehold.	Private ownership	Private ownership
<b>Size</b>	The ground floor entrance area circa 552m <sup>2</sup> . (note this area extends from the main entrance to the inner security doors)	The ground floor entrance area circa 552m <sup>2</sup> . Adjoining retail shop 96m <sup>2</sup>  Total 648 m <sup>2</sup>	The ground floor entrance area circa 552m <sup>2</sup> . Adjoining retail shop 288 m <sup>2</sup>  Total 840m <sup>2</sup>	Total NIFA 324m <sup>2</sup> Existing library cannot spatially support the CAP.	Total NIFA 553m <sup>2</sup>	Total NIFA 570m <sup>2</sup>
<b>Accessibility/Condition</b>	Level access. Reasonable condition.	Level access. Retail shop in need of refurbishment.	Level access. Retail shop in need of refurbishment.	Ramped access (DDA compliant). Good condition.	Level access to the ground floor only. Very poor condition.	Level access to the ground floor only. Very poor condition.
<b>Availability of property</b>	Sedgefield Borough Homes (SBH) have withdrawn their cash desk service, resulting in vacant office accommodation (right-hand side). Any alterations work needs to be undertaken simultaneously with the reconfiguration of the leisure reception area, subject to available funding from the leisure service.	Sedgefield Borough Homes have withdrawn their cash desk service resulting in vacant office accommodation (right-hand side). Any alterations work needs to be undertaken simultaneously with the reconfiguration of the leisure reception area, subject to available funding from the leisure service. Subject to the vacation of the retail unit (nr 4).	Sedgefield Borough Homes have withdrawn their cash desk service resulting in vacant office accommodation (right-hand side). Any alterations work needs to be undertaken simultaneously with the reconfiguration of the leisure reception area, subject to available funding from the leisure service. Subject to the vacation of the retail unit (nr 4). Retail units (2 and 3) currently unoccupied and/or let short term lease.	Currently delivering the library service.	Currently vacant.	Currently vacant.
<b>Considerations, opportunities and benefits</b>	Share the same main entrance. Final decision subject to indicative sketch design to ascertain if there is sufficient space for both services. Maximises the floor-plate as a consequence of the vacation	Share the same main entrance, with the opportunity of segregating due to differing operational hours. Final decision subject to indicative sketch design to ascertain if there is sufficient space for both services.	Share the same main entrance, with the opportunity of segregating due to differing operational hours. Final decision subject to indicative sketch design to ascertain if there is sufficient space for all three services.	This is only regarded a temporary location for the library service as the former site was required to start the regeneration of the town centre.	None	None

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	by SBH and ensuring that the public have clear access to the leisure reception desk and beyond. Needs to be undertaken as part of the refurbishment of the main leisure centre entrance foyer (subject to available leisure funding). No back office accommodation included (subject to discussions with the leisure service).	Maximises the floor-plate as a consequence of the vacation by SBH and ensuring that the public have clear access to the leisure centre reception desk and beyond. Needs to be undertaken as part of the refurbishment of the main leisure centre entrance foyer (subject to available leisure funding). No back office accommodation included (subject to discussions with the leisure service).	Maximising the floor-plate as a consequence of the vacation by SBH and ensuring that the public have access to the leisure centre reception desk and beyond. Needs to be undertaken as part of the refurbishment of the main leisure centre entrance foyer (subject to available leisure funding). No back office accommodation included (subject to discussions with the leisure service).			
<b>Assessment of Options</b>						
<b>1. Capital Costs (or receipt)</b>	Circa £650,000 for all the area.	Circa £810,000 for all the areas.	Circa £1,050,000 for all the areas.	No solution	Circa £1,100,000	Circa £1,150,000
<b>2. Revenue implications</b>	As existing, less any income from SBH (unknown).	Total additional revenue cost £23,650 (inclusive of £16,500 rental for nr4)	Total additional revenue cost £70,950 (inclusive of £49,500 rental for nr4)		Total additional revenue cost £108,800 (inclusive of £67,500 rental )	Total additional revenue cost £112,250 (inclusive of £69,600)
<b>3. Site Suitability</b>	Subject to sketch designs to indicate layouts and operational use.	Subject to sketch designs to indicate layouts and operational use.	Subject to sketch designs to indicate layouts and operational use.	Not suitable due to insufficient space to extend the existing accommodation.	Unsuitable due to size, and extent of adaptation works required.	Unsuitable due to size, and extent of adaptation works required.
<b>4. Location that supports service delivery</b>	Central location. Easy access by public transport and close to car park.	Central location. Easy access by public transport and close to car park.	Central location. Easy access by public transport and close to car park.	Remote from the main town centre.	Central location. Easy access by public transport and close to car park.	Central location. Easy access by public transport and close to car park.
<b>5. Regeneration impact</b>	Co-locates all public services to one central location in the town centre. Supports the Leisure Centre.	Co-locates all public services to one central location in the town centre. Supports the Leisure Centre. Utilises a vacant retail shop, thus supporting the town centre redevelopment.	Co-locates all public services to one central location in the town centre. Supports the Leisure Centre. Utilises three vacant retail shops, thus supporting the town centre redevelopment.	None.	Supports the town centre redevelopment.	Supports the town centre redevelopment.
<b>6. Risks to successful delivery</b>	Due to the internal reconfiguration required, and location of services, initial sketch designs are required to ascertain if the area could be adapted for both a CAP and leisure reception area. Public accessing through a non segregated CAP into the leisure centre may cause operational issues. The creation for new public toilets needs to be considered. Alternative main entrance to the leisure centre may develop as part of the master planning exercise.	Dependent on the vacation of the adjacent retail unit. The master plan for the redeveloped town centre is for the library facility to be relocated into the adjoining retail units (nrs 2 to 4 inclusive). There is therefore a conflict of services being considered for the same accommodation.	Dependent on the vacation of the adjacent retail unit. The master plan for the redeveloped town centre is for the library facility to be relocated into the adjoining retail units (nrs 2 to 4 inclusive). There is therefore a conflict of services being considered for the same accommodation. No capital bid for a library replacement. Timescales of the Town Centre Redevelopment do not correlate with the Office Accommodation Programme – contingency of a Durham Talk as interim solution.	Cannot be achieved.	Subject to the timescales of the redevelopment of the town centre. The overall area does not comply with the brief. First floor accommodation is not required.	Subject to the timescales of the redevelopment of the town centre. The overall area does not comply with the brief. First floor accommodation is not required.
<b>Recommendation for Short List Consideration</b>	Dismiss on the basis that it does not future proof a joint service delivery between the CAP and library service.	Dismiss as the project needs to consider the future implications of the relocation of the library and providing integrated service delivery.	Worthy of further consideration and recommend sketch designs undertaken that considers:- 1) CAP 2) Library Service 3) Refurbishment of the leisure foyer On completion submit to the Asset Board for final consideration.	Dismiss due to temporary nature and insufficient space to extend the existing unit.	Dismiss:- a) Does not integrate both services. b) Substantial increase in revenue costs. c) Very high capital investment required. d) timescales for the town centre redevelopment.	Dismiss:- a) Does not integrate both services. b) Substantial increase in revenue costs. c) Very high capital investment required. d) timescales for the town centre redevelopment.