Option 1

Restore three-room brick building

This option is for reinstating three rooms of the original brick building. It will give us a structure of about 45ft x 15ft (15m x 5m) in size, with a new pitched slate roof, and new doors and windows. At the end of the building, where the café will be, French windows will open on to the area of hard standing.

Use
The building’s three rooms could be used for a site office, as a meeting area for plotholders, and for the café.

Pros
- Restores as much of the fire-damaged building as possible to its original state.
- Leaves a lasting legacy for future generations of plotholders.
- Gives the café a permanent home.
- Provides space for other possible activities in future (e.g., an allotment shop).
- Should be easier to get approval from Richmond Council Planning Department.

Cons
- Total area is smaller than that of option 2.

Estimated cost £33,000
+ 10% contingency, to be used only if there is an unexpected cost overrun
Option 2

**Restore two-room brick building plus construct new wooden cabin**

This option is for reinstating two rooms of the original brick building, measuring about 30ft x 15ft (10m x 5m), and erecting a freestanding prefabricated wooden cabin on the adjoining hard standing. The cabin will also measure about 30ft x 15ft (10m x 5m).

**Use**
The two rooms in the brick building could be used for a site office and for storage. The wooden cabin would be for a meeting area for plotholders and for the café.

**Pros**
- Total area is greater than that of option 1. We get more space for our money.
- Because the new wooden cabin will be larger than the temporary shed in which the café is currently housed, there will be more room for indoor seating – particularly welcome in winter.
- Space for other possible activities in future (e.g., an allotment shop).
- Could be done in two phases: first restore the brick building then construct the wooden cabin, or vice-versa.

**Cons**
- The new wooden cabin will not be as long-lasting as the larger brick building proposed in option 1.
- A wooden building is potentially more of a fire hazard.

**Estimated cost £33,000**
+ 10% contingency, to be used only if there is an unexpected cost overrun
**Option 3**  
**Demolish brick building and replace with new wooden cabin**

This option involves demolishing the fire-damaged building in its entirety – including the gents urinal – and completely clearing the site. In addition, more extensive repairs are likely to be needed to the wall between us and Bushy Park (the wall is listed). A freestanding prefabricated wooden cabin will be erected on the area of hard standing. The cabin will measure about 30ft x 15ft (10m x 5m).

**Use**  
The wooden cabin would be used for a meeting area for plot holders and for the café.

**Pros**  
- Potentially least expensive option.

**Cons**  
- We don’t get much for our money. The total area is smaller than options 1 and 2.  
- There is a very real risk that the wall with Bushy Park may collapse or require extensive remedial work once the original brick building is demolished. This could incur additional costs not allowed for here.  
- It is not clear whether we will actually get permission from the Crown, Richmond Council or the Royal Parks to demolish the original building completely.  
- We will not have room for a site office.  
- We will lose the gents urinal. And, because it is a requirement of running the café, we will have to replace it with an alternative.  
- The new wooden cabin will not be as long-lasting as the original brick building.  
- Should future tenants want to construct a permanent building, it might be much harder to get council permission once the original brick building has been knocked down.  
- A wooden building is potentially more of a fire hazard.

**Estimated cost £23,000**  
*+ 10% contingency, to be used only if there is an unexpected cost overrun*