

New versus Refurbished Facilities

This question can apply in several dimensions. For example:

- Should we refurbish (and/or expand) an existing facility or build anew?
- Should a new facility be housed in a re-purposed and refurbished existing building, or in a new one?
- If there is already an organisation managing the facility or activities in question locally, does it have the capacity to manage the new (or refurbished) facility? Can it be helped to develop the capacity? Or is a new organisation needed?

The table below summarises some of the considerations:

For new build	For refurbishment
<ul style="list-style-type: none"> • Building tailored to its purpose. • Easier to design for flexibility of use. • Opportunity for iconic architecture/design. • Lower running and maintenance costs. 	<ul style="list-style-type: none"> • Retains heritage buildings and townscapes/ landscapes. • Does not disrupt existing patterns. • Easier to build community support. • Planning approval likely to be simpler
Against new build	Against refurbishment
<ul style="list-style-type: none"> • Additionality/displacement issues: will a project harm viability of an existing facility? • Perception of poor quality of many modern buildings. • Potential high cost of demolishing existing building and site remediation. 	<ul style="list-style-type: none"> • Suitable building may not exist. • Compromises necessary to fit new uses into existing building. • Can be difficult or impossible to meet modern standards. • Cost can exceed that of new build.

[Source: Culture South East, Cultural Framework and Toolkit for Thames Gateway North Kent](#)