



Prime Minister ^②

AT
1/5

8
2 MARSHAM STREET
LONDON SW1P 3EB
01-212 3434

My ref:

Your ref:

29 April 1985

Dear Andrew

RICHMOND TERRACE

You asked for a note on progress with the restoration of Richmond Terrace, which the Prime Minister approved in August 1982.

As well as restoring the Terrace to one room depth, the Department is putting up a new building behind and connected to the terrace; and refurbishing the Whitehall/Parliament Street buildings from the Terrace to Derby Gate. Attached is a photograph of the architect's model and plan of the site.

To get the development underway quickly and to achieve early completion, the work was phased. Construction has been going on continuously since October 1982, when stabilising the facade of the Terrace began. The foundations and basements for the new building in the area behind the Terrace which was free of occupants were completed in February 1984; and work on the main contract for the rest of the development started in October 1983. The PSA is employing Taylor Woodrow as the Management Contractor for the main development.

The job has not been without its difficulties. Some design changes were needed in order to preserve more and make better use of the Parliament Street frontage. It took time to move out some of the occupants of the site, many of whom were associated with Parliament. Restrictions had to be placed on work near the Norman Shaw North building, to reduce the noise and inconvenience to members and their staff. The foundations of a Victorian Opera House formerly on the site had to be excavated. Nevertheless, despite the outward appearance of the site, significant progress is being made.

The stone and brickwork of the Terrace facade have been cleaned and new stonework is being fitted. The contractor will start removing the protective polythene in early Autumn from the end of the Terrace facing Whitehall. When the polythene has been removed from the rest of the Terrace, work on the interior will commence. Similar restoration work is in hand in the Whitehall/Parliament Street buildings, where the protective polythene will be removed early next year. The basements of the new building are virtually complete and work on the superstructure is well underway.

The 1982 submission envisaged completion 4 or 5 years from start in 1983-84, so no major delay.

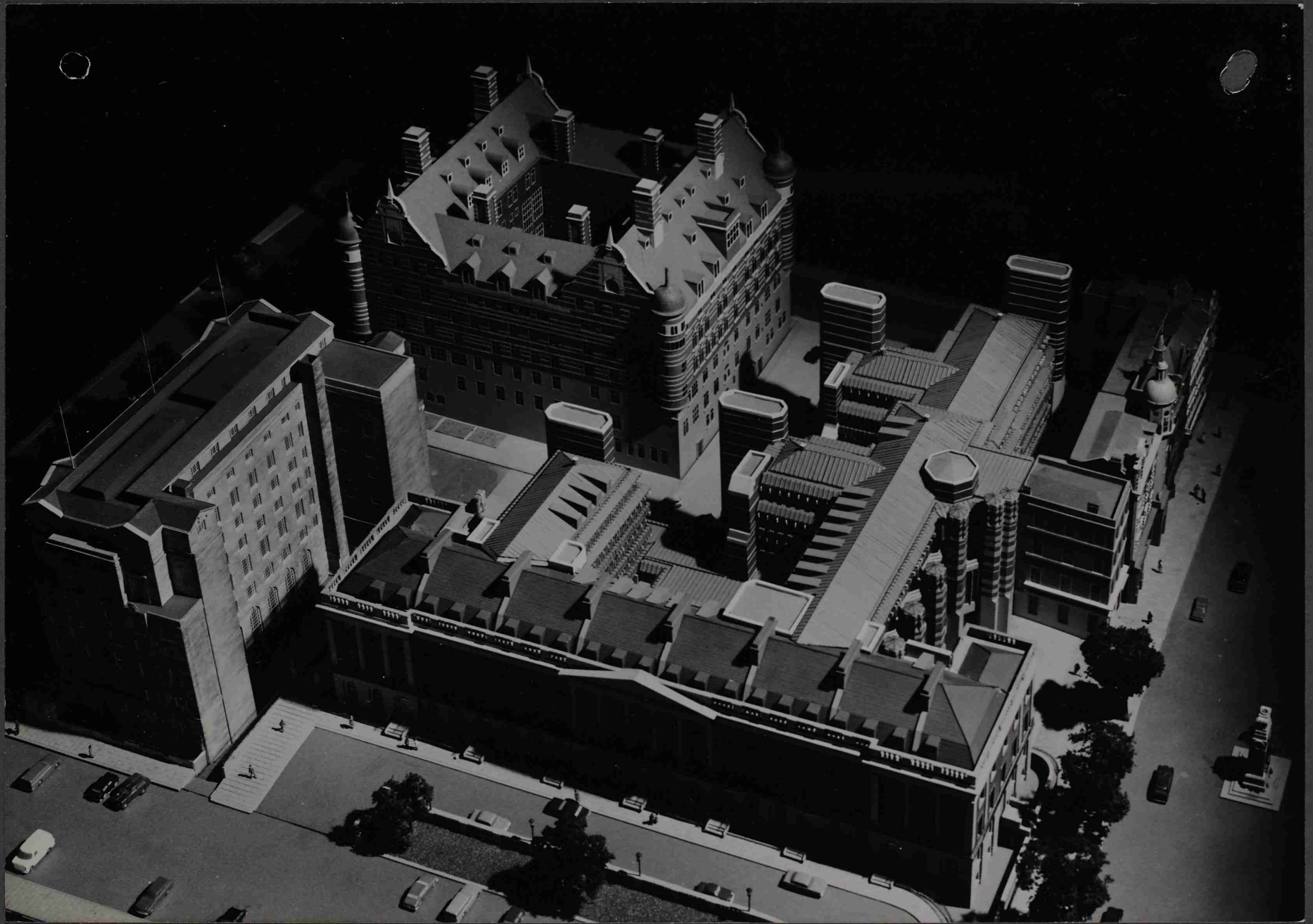
PSA expects the development to be completed in the first half of 1987; the Cabinet Office and ODA will then be able to move into the renovated and the new buildings before the least on the ODA present accommodation in Eland House expires at the end of 1987.

I am sending copies of this letter to the Private Secretaries to the Foreign and Commonwealth Secretary and to Sir Robert Armstrong.

Yours sincerely
A H Davis

A H DAVIS
Private Secretary

Andrew Turnbull Esq



PREM 19/1767

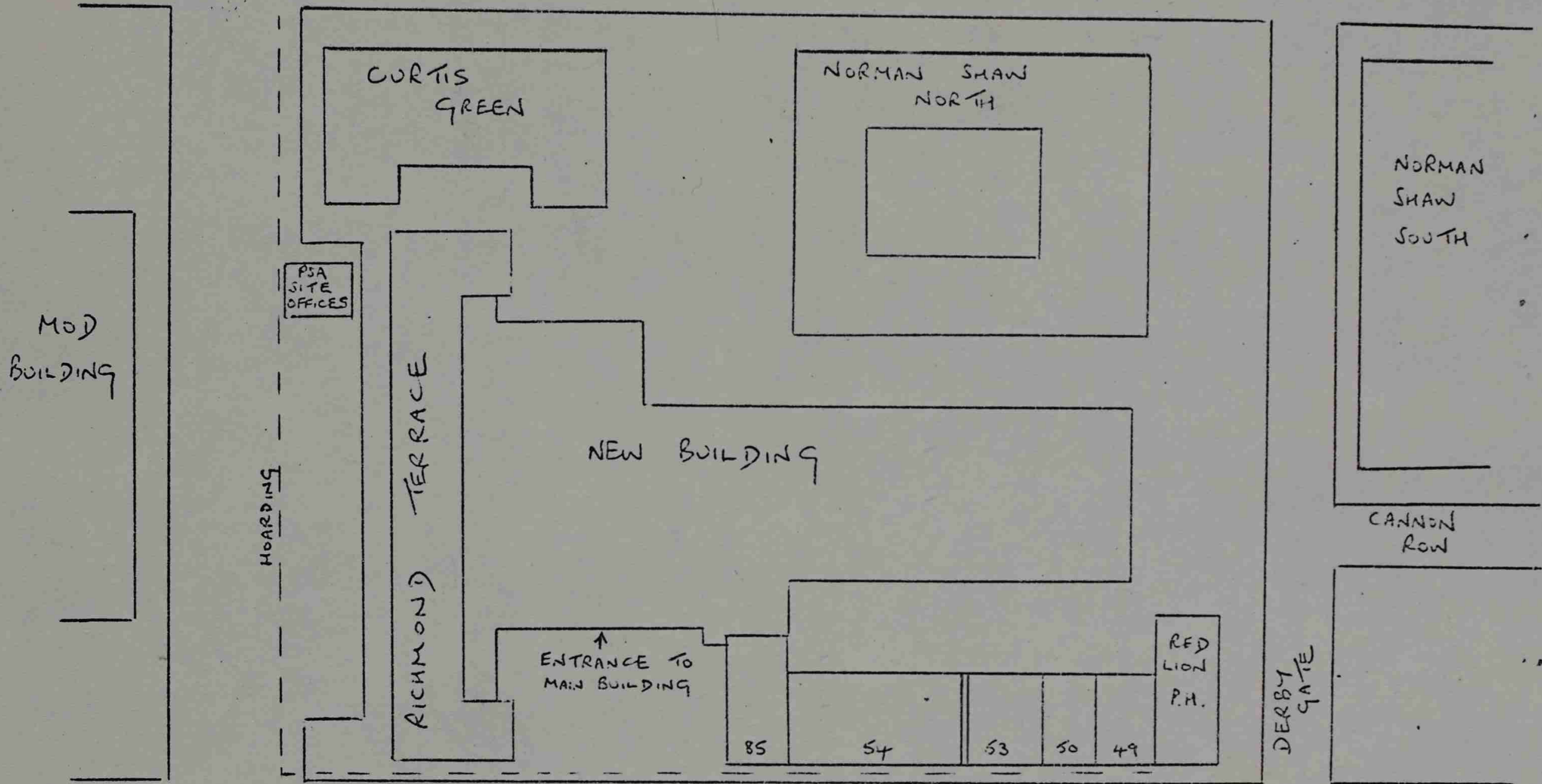
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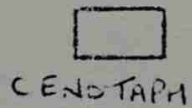
PLAN OF RICHMOND YARD DEVELOPMENT



VICTORIA EMBANKMENT



WHITEHALL



PARLIAMENT ST

Court Building: Broad Sanctuary
#1



NBPM

70 WHITEHALL, LONDON SW1A 2AS

01-233 8319

From the Secretary of the Cabinet and Head of the Home Civil Service

Sir Robert Armstrong GCB CVO

Ref. A085/1811

3 July 1985

Dear Gordon,

Richmond Terrace

Thank you for your letter of 6 February 1985.

I understand that the working up of an allocation plan to provide the additional accommodation which is needed in the Richmond Yard complex for No 10 staff and the Cabinet Office has now been completed to the satisfaction of all the parties concerned.

My Office Services people will now move on to the next stage of specifying any work required in the areas to be occupied by No 10 and the Cabinet Office.

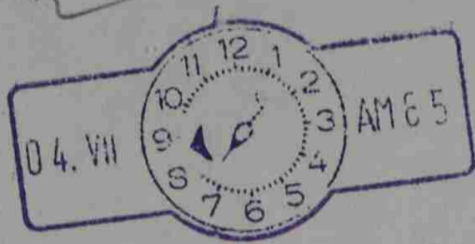
I am sending copies of this letter to Antony Acland, Crispin Tickell, Robin Butler and Len Appleyard.

*Yours ever
Robert*

A G Manzie Esq CB

CAST BUILDINGS: Westminster renovation

Pl 2





Department of the Environment

PSA

Property Services Agency

Chief Executive A. G. Manzie, CB

2 Marsham Street London SW1P 3EB

Telephone 01-212 7651

Telex 22221

6 February 1985

Sir Robert Armstrong GCB CVO
Secretary of the Cabinet
Cabinet Office
70 Whitehall
London SW1

Sir Robert,

RICHMOND TERRACE

Thank you for your letter of 28 January.

I agree that the various accommodation people concerned should now get together to work up a detailed plan. My London Region Estates people will be setting this in hand right away.

I am sending copies of this to Antony Acland, Crispin Tickell, Robin Butler and Len Appleyard.

A G Manzie,

A G Manzie

A G MANZIE

GOVT. BUILDINGS: Renovation of Westminster:

Part 2,

18 FEB 1985

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11 10 9 8 7 6 5

[Faint, illegible handwritten text]

Mr R B ~~Allen~~



NBRM

Department of the Environment

With the Compliments

of the

Chief Executive

PROPERTY SERVICES AGENCY

2 Marsham Street London SW1P 2EB

Telephone 01-212 7651



1. Mr. *Bowen*
2. File

7

70 WHITEHALL, LONDON SW1A 2AS

01-233 8319

From the Secretary of the Cabinet and Head of the Home Civil Service

Sir Robert Armstrong GCB CVO

Ref. A085/299

28 January 1985

Dear Gordon,

Richmond Terrace

Since your letter of 29 November 1984 about the allocation of space in Richmond Yard, the Cabinet Office has reviewed its own accommodation need with the aim of minimising the disturbance which will regrettably be caused by the temporary arrangements to meet immediate demands; and also to attempt a view on whether any of the 17,000 sq ft of accommodation, mentioned in your letter, which will become available in 1987 in buildings fronting onto Parliament Street, would be likely to meet our estimated requirements and those of No 10, which total some 10,000 sq ft.

As a temporary measure some rooms in Standard House have been made available to the Cabinet Office. In the longer term the primary requirement is for 10,000 sq ft at the Downing Street end of Whitehall. I understand that the 17,000 sq ft is in two of the buildings in the redevelopment of some 10,000 and 7,000 sq ft respectively. A preliminary look at some basic floor plans during informal discussion which John Stevens had with your people indicated that either of these buildings might be suitable for Cabinet Office needs, although the arrangement of the rooms - relatively few on each of several floors - would not necessarily make for the most efficient allocation between Branches. It is less clear that either of these two buildings would be suitable for the needs of No 10 staff, but it was thought that their needs could, if necessary, be met from within Richmond Terrace itself without too much disturbance to the ODA plans.

I suggest that the next step is for the accommodation people in the departments concerned to get together with your staff to work up a detailed plan, so that we can finalise the allocation of accommodation in the Richmond Terrace/Yard area.

I am sending copies of this to Antony Acland, Crispin Tickell, Robin Butler and Len Appleyard.

A G Manzie Esq CB

Yours ever Robert

A10/



Property Services Agency

Chief Executive A. G. Manzie, CB

2 Marsham Street London SW1P 3EB
Telephone 01-212 7651
Telex 22221



Department of the Environment

29 November 1984

Sir Robert Armstrong GCB CVO
The Cabinet Office
70 Whitehall
London SW1

CABINET OFFICE	
A	9336
3 DEC 1984	
FILING INSTRUCTIONS	
FILE No.

Dear Sir Robert

c - Mr. Stevens

Any on it PWA

RICHMOND TERRACE

Thank you for your letter of 26 November about the allocation of space in Richmond Yard.

We are indeed already aware of the difficulties you are having in fitting all your staff into the existing accommodation in No 10 and elsewhere in Whitehall. My people are in touch with John Stevens and his accommodation people about your precise requirements and they have been able to agree on temporary arrangements to meet your immediate needs.

Looking further ahead there will be some 17,000 sq ft of accommodation becoming available in 1987 in buildings fronting onto Parliament Street which are currently being refurbished as part of the overall Richmond Yard scheme. John Silkin has already put in a strong bid for use by MPs. But following the marker you put up in your minute of 7 October 1983 to my Secretary of State we have been keeping our options open with the possibility of a Cabinet Office requirement very much in mind. In the light of what you now tell me I have instructed my people to open discussions with yours to see whether this accommodation would meet your requirements.

I should perhaps explain that this particular block, although a part of the Richmond Yard project, is in fact quite separate from the main new building. It does not form part of the accommodation which has been allocated to ODA, and so it may well prove possible to meet your needs without disturbing the plans for them.

I am sending copies of this letter to Antony Acland, Crispin Tickell, Robin Butler and Len Appleyard.

Yours sincerely
J. Penlith

pp

A G MANZIE

(dictated by Mr. Manzie and signed in his absence)



Department of the Environment

PSA

Property Services Agency

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FILES ON
6
NBPM

29 November 1984

Sir Robert Armstrong GCB CVO
The Cabinet Office
70 Whitehall
London SW1

Dear Sir Robert

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Yours sincerely
J. Penkitt

pp

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(dictated by Mr. Manzie and signed in his absence)

MANAGEMENT IN CONFIDENCE



1. Mr. Powell - 5
to be aware that
the Procet has been fixed

2. Pl. file

70 WHITEHALL, LONDON SW1A 2AS

01-233 8319

From the Secretary of the Cabinet and Head of the Home Civil Service

Sir Robert Armstrong GCB CVO

Ref. A084/3130

26 November 1984

Dear Gordon,

Richmond Terrace

I am writing on the Prime Minister's instructions to re-open the question of the allocation of Richmond Terrace (alias Yard).

I know that this was reviewed as recently as a year ago. I then sent a minute to your Secretary of State (7 October 1983) about the possible need for 10 Downing Street and the Cabinet Office to house some overspill in Richmond Terrace. *was request if required*

That need now seems likely to be more pressing than seemed likely a year ago. No 10 Downing Street is even more bulging at the seams, and the conditions in which some staff there are working are not very good. We in the Cabinet Office do not have sufficient accommodation in 70 Whitehall and Great George Street to cover the Enterprise Unit under Lord Young and other approved expansions; and there are other potential demands for space coming along.

The Prime Minister considers that these requirements of the central Departments should have priority over the Overseas Development Administration for accommodation in Richmond Terrace. She recalls that the FCO Group have already taken over the old Home Office building. While accepting that bringing the ODA closer to the FCO would have administrative and managerial advantages she thinks that the FCO's need for accommodation in the central area is not established.

The needs of 10 Downing Street and the Cabinet Office for additional space can be estimated as of the order of 10,000 square feet. It may be that there is a way of accommodating this requirement as well as a sizeable part of the ODA requirement. But I am afraid I have now to put in a definite bid for this space in Richmond Terrace.

A G Manzie Esq CB

MANAGEMENT IN CONFIDENCE

MANAGEMENT IN CONFIDENCE

I am sending copies of this letter to Antony Acland and Crispin Tickell, and for information to Robin Butler and Len Appleyard.

Yours ever

Robert Armstrong

MANAGEMENT IN CONFIDENCE