

## **CIOB EPA 2015 Scenario**

A group of medical practitioners have commissioned architects to prepare outline proposals for the conversion and extension of an existing dwelling house listed as of historic value and importance into a health centre for the local community. The proposals are to be submitted to the Local Authority for Full Planning Permission. The architects have recommended that the client considers engaging one organisation to develop the detailed design and manage the construction of the development and later to be retained to maintain the completed facility under contract.

The brief for the project is to convert a former multi-occupancy house to a medical practice initially for 8 doctors, a district nurse, a practice nursing sister, a practice manager, two cleaners, a caretaker and two part-time receptionists.

There will be a requirement for disabled parking near to the surgery entrance and barrier free access is required to all the patient areas.

It is envisaged that a single storey extension to the existing premises will be required for modern day surgery treatment.

The existing practice is run from a single storey timber building located adjacent to the site.

The ground is owned by the partners of the practice.

### **Extract from surveyor's report.**

Date of survey Thursday 23rd August.

#### **EXTERIOR**

The external walls are rendered with ashlar masonry with dressed stone sills and lintels.

Records indicate that the building was constructed between 1870 and 1875 as a single dwelling house and converted to its former use in 1950.

The roof is of timber with grey slate finish with lead cloaks and flashings at abutments, hips and chimneys. Observations from the ground indicate that some of the flashings are missing.

Cast iron gutters are damaged in places and the external rainwater pipes are in poor condition having been subject to corrosion and lack of adequate maintenance over the years. In some areas the external walls are stained and saturated adjacent to the defective down pipes.

The ground surrounding the building has been treated with an asphalt finish which is cracked in places and is above the level of the internal timber floors in places.

The condition of the former single storey utilities and garden store part of the building is in a dilapidated condition. The former glazed dining area is also in a dilapidated condition.

The cast iron structure is badly corroded and many of the glazed wall and roof panes are broken or missing.

## INTERIOR

The interior of the building is plastered and the ground and first floors are constructed of timber joists with tongue and grooved timber boarded finish. The former kitchen and scullery area floors are stone slab finished floors that drain to gullies.

Moisture meter readings taken in the ground floor skirtings are abnormally high for an unoccupied building. A visual inspection, without removing finishes, at first floor level noted mould growth on the plaster walls in the corners of some rooms.

On the day of inspection there was no safe access available to the roof space and the condition of the roof space cannot therefore be confirmed.

The existing electrical and mains water services are in poor condition and have been subjected to vandalism and theft.