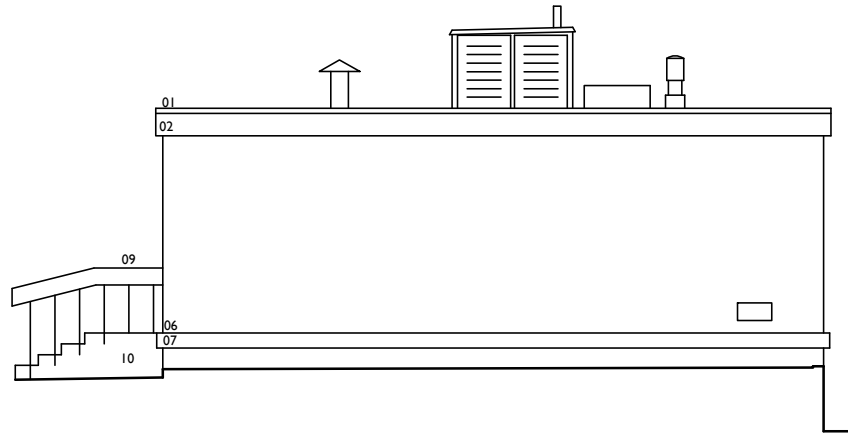
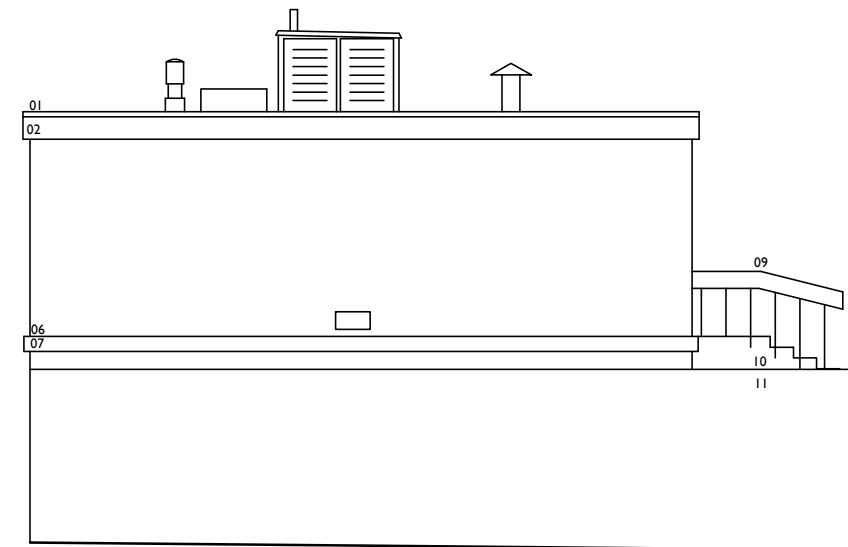
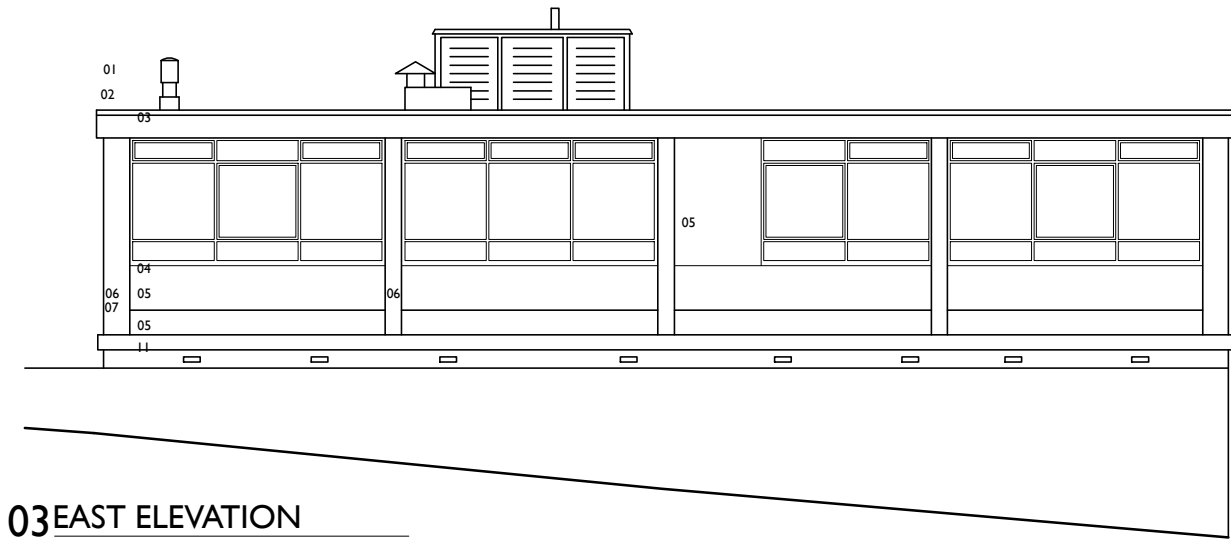
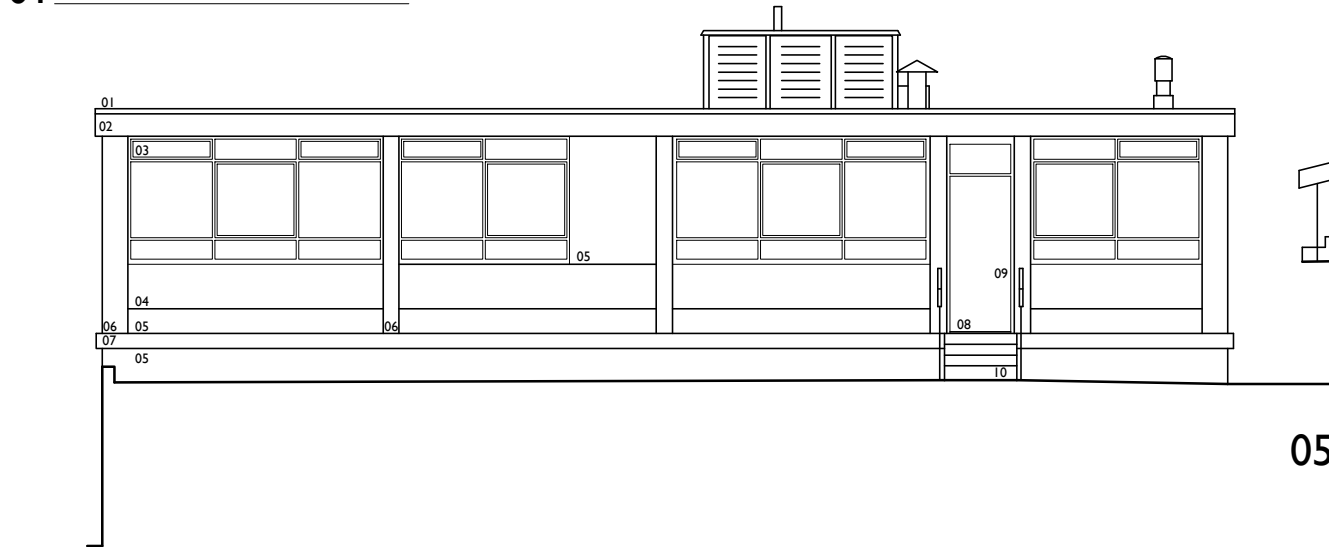
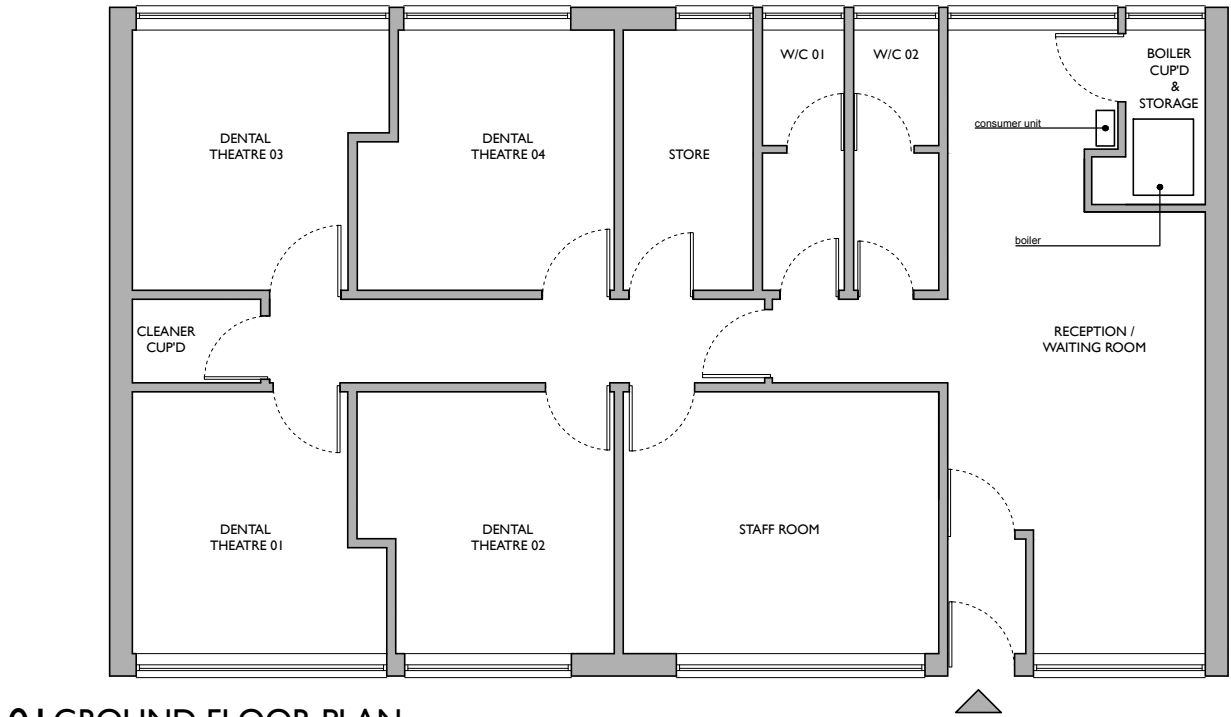




KEY

- 01 Bitumen roof covering
- 02 Painted plywood fascia
- 03 Painted steel windows
- 04 Pre-cast panel with inset stone
- 05 Brick type 01
- 06 Brick type 02
- 07 Concrete plinth
- 08 Timber panel door
- 09 Timber handrail on painted metal support spindles
- 10 Cast in-situ concrete stair
- 11 Painted cement render retaining wall

Existing Premises

Following a visual survey of the existing premises the following has been observed:

Fabric

- The building appears to be water tight. The condition of the roofing is unknown but considering the age of the roofing it's likely to be close to the end of its life expectancy.
- Windows are of poor condition and poor efficiency and would be best replaced for an improved level of comfort.
- Floor and wall finishes are dilapidated and would require renewal in line with re-configuration of internal space to suit use requirements.
- W/C's and fixed furnishings have been stripped out.
- There is no natural or mechanical ventilation provision other than opening the windows. This typically creates inefficiencies and unsustainable practices by needing to purge the internal air with the opening of windows to improve the air quality. The heating is consequently left on to keep the premises warm. New windows with background ventilators or mechanical extract would be recommended to improve the efficiency of the building and working environment.
- The building is likely to exhibit poor levels of thermal and service efficiency and would be best suited for thorough refurbishment back to the structural core at a minimum.

Layout

- The current layout of the surgery is relatively efficient but provides limitations on its flexibility of use without wholesale changes to the allocation of services, including its routing and placement.
 - The size of the consultation rooms are considered small at 11sqm.
 - The GIFA of the existing building is approx. 116sqm. The small size of the unit provides its own limitations of the likely uses for modern day dental surgery or similar use.
 - The reception area is small and congested with minimal waiting space.
- Also refer to 'Accessibility'

Services

- Central heating radiators accommodate the space on the external walls below the windows.
- A boiler is present but would require updating along with all plumbing that will service new / existing use.
- Artificial lighting quality is poor in the 'public' access areas.
- Exposed consumer unit and service ducting

Asbestos

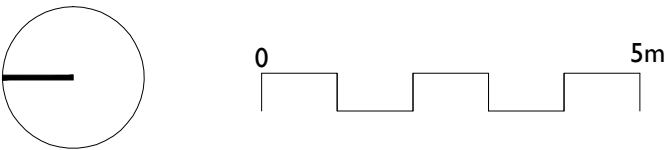
- Due to the age of the building asbestos is likely to be present throughout the building. Whilst this can be managed (i.e. maintained in place and protected accordingly) in consideration of the amount of work required in the layout, refurbishing and renewal of services, ducting and pipework, it is likely the removal of the majority of asbestos will be required by any future occupant adding further cost to the refurbishment.

- Likely locations of asbestos on this property include but are not limited to:

- insulation under the roof, on beams and stanchions;
- boards and panels, and any insulation between these;
- insulation around pipes, on a heater, boiler, calorifier, in storage heaters;
- decorative coatings on walls or ceilings;
- insulation around windows;
- flues, waste water pipes;
- plastic floor tiles.
- ceiling tiles

Accessibility

- There are concerns with DDA access to the site. Whilst parking is provided there is no compliant DDA parking provision and those that existing are not of standard parking bay dimensions.
- The parking allocation is accessed from a private car park that has recently been installed with access control barriers which also provided the only means of level threshold to the site. Should the parking bay opposite the vehicle access be in-use, wheelchair access is not possible. A safe route of travel across the car park is not currently allocated.
- A pedestrian access exists to the main road, Eldon Road. This also hosts the closest bus stop.
- The pedestrian access commences with a stepped approach unsuitable as a general access stair for ambulant disabled or the general public, due to design and lack of handrail provision.
- The surgery is raised approx. 440mm from the external ground level of the site. In order to provide accessible and non-discriminatory access to the surgery, irrespective of other access issues, a ramp of 8.7m, plus a min landing top and bottom of at least its width, resulting in a ramp of approx. 10.7m in length, would need to be installed leading to the door of the surgery. A new stepped approach would also need to be installed to facilitate the ramp.
- There is not currently any provision for an accessible toilet provision. A theatre room would likely need to be allocated for use as toilets or storage so that this can be provided for.



Status: Planning

Scale: 1:100 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Existing Plan

Dwg No: 186-SK-01

Date: 02.10.2017

Project: Mulberry House

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