

29th January 1959

N.I. (G.P.)(59) 5

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

GENERAL PURPOSES COMMITTEE

COSENERS HOUSE : MODIFICATION AND REFURNISHING.

Note by Dr. Pickavance.

The Governing Board, at their fourth meeting of 1958, (Minute 5), decided to proceed with the proposal to take over Coseners House as an Institute hostel and to ask the A.E.R.E. to manage it for them. They also gave general approval to the recommendation that the accommodation should be rearranged mainly as single and double rooms, with a few rooms used for a maximum of three people on occasions.

A detailed scheme and specification for the conversion has been prepared for the Chief Architect, A.E.R.E. whose report is attached. Copies of the drawing are not enclosed with this paper, but will be brought to the meeting. Messrs. West and Pritchard, Architects, of Abingdon, were employed to prepare the scheme, and would be employed to supervise the work.

The Chief Architect's estimate of the cost is £4,400 including fees, but not including furniture and linoleum.

A provisional estimate of the cost of furniture and linoleum, given by the A.E.R.E. administration, is £3,500.

A sum of £2,000 was included in the estimates for expenditure in 1959/60 on modifications to Coseners House. This was a shot figure put down before consulting the architects and considering the modifications in detail. It was also made on the assumption that the existing furniture would prove suitable.

Authority is requested to put in hand the modifications to Coseners House outlined in the attached report, under the supervision of the Chief Architect, A.E.R.E., and for the placing of the contract for the modification by competitive tender at a price not exceeding the estimate of £4,000 by more than 10%.

Authority is also requested to obtain through the A.E.R.E. furniture and linoleum at a cost not exceeding the provisional estimate of £3,500 by more than 10%.

APPENDIX

Coseners House Conversion for use as a Hostel for

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1. A detailed scheme and specification for the above has been prepared on which it is possible to base a firm estimate.

2. The scheme is shown on Messrs. West & Pritchards drawing, copy attached, and is broadly the same as that previously submitted.

The work comprises the division of several of the larger bed-rooms to form single rooms, installation of lavatory basins with hot and cold water in the bedrooms (excepting 1, 2, 3, 6 and 7), increased bathing facilities, provision of a managers flat with bathroom and reasonable redecoration where necessary.

The kitchen facilities have been examined and are considered to be adequate to deal with the numbers to be catered for and no alterations are therefore being made.

3. The accommodation provided is:

	<u>Single Rooms</u>	<u>Double Rooms</u>	<u>Treble Rooms</u>
Bedroom No.	2	5	1
"	3	9	
"	4	11	
"	5	13	
"	6	14	
"	7	13	
"	8		
"	10		
"	12		
"	15		
"	16		
Total No. of Beds	10	12	1

this gives twenty-five places. It would, however, be possible to increase this to twenty-eight if bedrooms Nos. 2, 3 and 7 were regarded as doubles.

Wash basins have been omitted from bedrooms 1, 2, 3, 6 and 7 because of extreme drainage difficulty which can only be overcome by quite unreasonable cost. If, however, the future extension is proceeded with then appropriate drainage provision can be made economically in that scheme.

4. The estimate cost is:

Alterations	£4,000
Fees (already approved and committed)	400
Total	<u>£4,400</u>

Furniture and lino is not included in this estimate.

5. Tenders can be invited directly approval to the scheme is given, and work commenced eight weeks thereafter, which will take a further twelve weeks to complete.

I understand that Coseners House will be vacated by mid-April so to achieve the earliest completion, approval to go to tender is required immediately.

Provided a prompt start was made in April the whole of the expenditure should fall within the financial year 1959-60.

P.B. Dunthorne
Assistant Chief Architect
A.E.R.E.