

4th February, 1963.

NI/GP/63/7

NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

GENERAL PURPOSES COMMITTEE

Hostel Accommodation for University Visitors

by J. M. Valentine

1. At the meeting in September, 1962 the Committee approved the purchase of Chilton House but deferred a decision about the use of the property until various alternatives had been considered.

The alternatives have now been examined and discussions held with London Office, A.E.R.E. and the Local Planning Authorities.

2. Two main possibilities have been considered;

- (i) that the additional hostel places which are required should be provided entirely at The Cosener's House and that Chilton House should be used for family occupation by conversion into self-contained flats;
- (ii) that Chilton House should be converted into a small hostel of about twelve beds and that the balance of hostel places required should be provided either by the adaptation of Lime Tree House as an annexe to Chilton House or by a smaller extension to The Cosener's House.

3. Drawings and estimates of the possible schemes have been prepared and the comparison of capital cost of each of them is shown below:-

Scheme I

	£
Extension of The Cosener's House (27 beds):	<u>31,000</u>

Scheme II

Chilton House (purchase):	6,500
Chilton House (conversion to hostel - 13 beds):	4,500
Extension of The Cosener's House (16 beds):	16,500
	<u>27,500</u>

Scheme III

Chilton House (purchase):	6,500
Chilton House (conversion to hostel - 13 beds):	4,500
Lime Tree House (conversion to hostel - 17 beds):	11,500
	<u>22,500</u>

4. Scheme I is attractive in that it would centralise the accommodation being provided for university visitors and hence give greater operating economy. However, informal discussions with the interested Local Authorities have indicated that it is virtually certain that planning permission would not be granted for such an alteration which would seriously affect the character of The Cosener's House. On these grounds we feel that this proposal must be ruled out of further consideration.

5. Scheme II involves a slightly lower capital cost than Scheme I and although it would produce a greater operating deficit it has practical advantages. Although there can be no guarantee that planning approval for the more modest expansion of The Cosener's House envisaged in this scheme will be obtained, it is not fundamentally objectionable to the planning authorities as is the case with scheme I.

6. Scheme III involves the lowest capital cost but has a number of disadvantages. It would show an operating deficit at least as great as scheme II; it would concentrate a greater number of hostel places into a rural location than we think are necessary. Because of its dilapidated structural condition, Lime Tree House is not really a positive asset and in practice might have to be demolished completely and rebuilt.

7. The preference for scheme II arises from the following considerations. The capital cost is not exorbitant, planning opposition seems likely to present a smaller obstacle, and the resulting product will provide an attractive and useful supplement to The Cosener's House. The existence of a small hostel at Chilton will satisfy a positive need for a limited number of beds adjacent to the Laboratory.

A very important feature of scheme II is the comparative ease with which the Chilton House conversion could proceed ensuring that at least some additional hostel places will become available when they are most needed. Delays over The Cosener's House part of the scheme, due to planning difficulties, will therefore not deprive us of all the additional accommodation we require.

A detailed estimate has been obtained from A.E.R.E. which confirms the earlier opinion that the annual operating deficit would be in the region of £3,500 for Chilton House, not including an allowance for capital depreciation.

8. The Committee is invited:-

- (a) to approve the proposal to convert Chilton House into a hostel for university visitors at a cost not exceeding £5,000, and
- (b) to approve the extension of The Cosener's House to provide a further 16 beds at a cost not exceeding £17,000.

Provision for this expenditure has been included in estimates.