

Think Smart. Build Smart.



For sale or rent: Primary Care and Urgent Care Centre

This is a unique opportunity to purchase or rent a two year old temporary GP-LED Primary Care & Urgent Care Centre. Available from July 2011, this building is viewable in full operation as a care centre until the end of June 2011.

Temporary Space:
**GP-LED Primary Care
and Urgent Care Centre**

Contract:
Sale or Rent

Size:
36m x 12m

Comprises:	Room Sizes:
Reception	15.700m²
Waiting Room	41.211m²
GP Admin Room	26.345m²
7 x Consulting Rooms	14.000m²
Treatment Room	28.456m²
3 x Store Rooms	14.000m²
Clean Utility Room	14.000m²
Dirty Utility Room	14.146m²
Staff Room	19.315m²
Staff Toilets	13.237m²
Comms Room	9.061m²

Unit description and specifications.

The building is designed and constructed by McAvoy in accordance with all relevant British Standards (International Standards) including D.D.A. requirements, Codes of Practice, Building Regulations and HTM Requirements, approved by Building Control and Fire Officer. It is a robust building which is designed for flexibility and expandability. The building can be adapted to add a second floor.

Ground Floor Construction

Ground floor construction is insulated to achieve a "U" Value as required under Building Regulations Approved Document L2A and continuous insulation to eliminate all cold bridging and has a surface finish suitable for the application of thin sheet floor coverings.

External Wall Construction

External walls are insulated to achieve a maximum "U" Value 0.20 W/m²K. The fabric is constructed so that there are no thermal bridges or gaps in the insulation layer.

Roof Covering / Structure

Roof voids are insulated to achieve a maximum "U" Value of 0.21 W/m²K.

Rainwater Goods

Gutters and downpipes are aluminium with a powder coated finish.

Ramps and Staircases

All staircases and balustrades are designed in accordance with Building Regulations Approved Documents, Parts K and M, BS 6180 and BS 6399 and other relevant British Standards.

Windows and Entrance Doors

Windows are constructed in accordance with the guidance in HTM55 and compliant with BS 7950. The average thermal transmittance "U" Value is no more than 2.2 W/m²K.

Internal Partition Walls

All internal partition walls are of a non-loadbearing nature and are constructed in a metal stud partition system to BS 5234: parts 1 and 2: Code of Practice: Internal Non-loadbearing Partitions.

The system is based on a metal stud framework with insulating quilt suspended between studs and a high performance sound insulating plasterboard(s) to both faces to achieve a sound reduction across the construction. Walls to Consulting Rooms and Treatment Rooms have a Rw 56 dB reduction.

Ceilings

Ceilings are fixed in accordance with manufacturer's recommendations and BS 8290: Parts 1 and 3.

Internal Doors and Screens

Doors manufactured in accordance with HTM 58. Internal doorsets are issued complete with all test certificates.

Fixtures and Fittings: Mirrors

Floated glass mirrors with smoothed edges and silvered to give maximum reflection, free from tarnishing, discolouration, scratches and other defects visible in the designed viewing conditions. Mirrors are fixed with chrome plated dome topped wood screws with polyethylene sleeves and washers.

Medical Cubical Curtain Track

Quality: HTM 66.

Nappy Change Units

Product: KBHS.
Manufacturer: Magrini Ltd.

Controlled Drugs Cupboards

Supplied complete with mains adaptor alarm switch and control unit and warning light. Product: Bristol Maid CD 020, 500w x 300d x 550h with two shelves. Manufacturer: Hospital Metalcraft Ltd.

Shelving

Hardwood lipped, 25mm deep x 300 wide x length varies, plywood spur shelving are provided where identified on the Room Data Sheets and RDS layouts. Support channels are wall mounted at no more than 500mm centres. Shelves are supplied complete with stop ends.

Coat Hooks

Type: to match door ironmongery in material, finish and style. Mounting: all hooks mounted on pattresses. All pattresses solid timber, veneered MDF or laminated MDF to match door leaf finish.

Hot Water Heaters for Consumption

Manufacturer and reference: Heatrae Sadia.

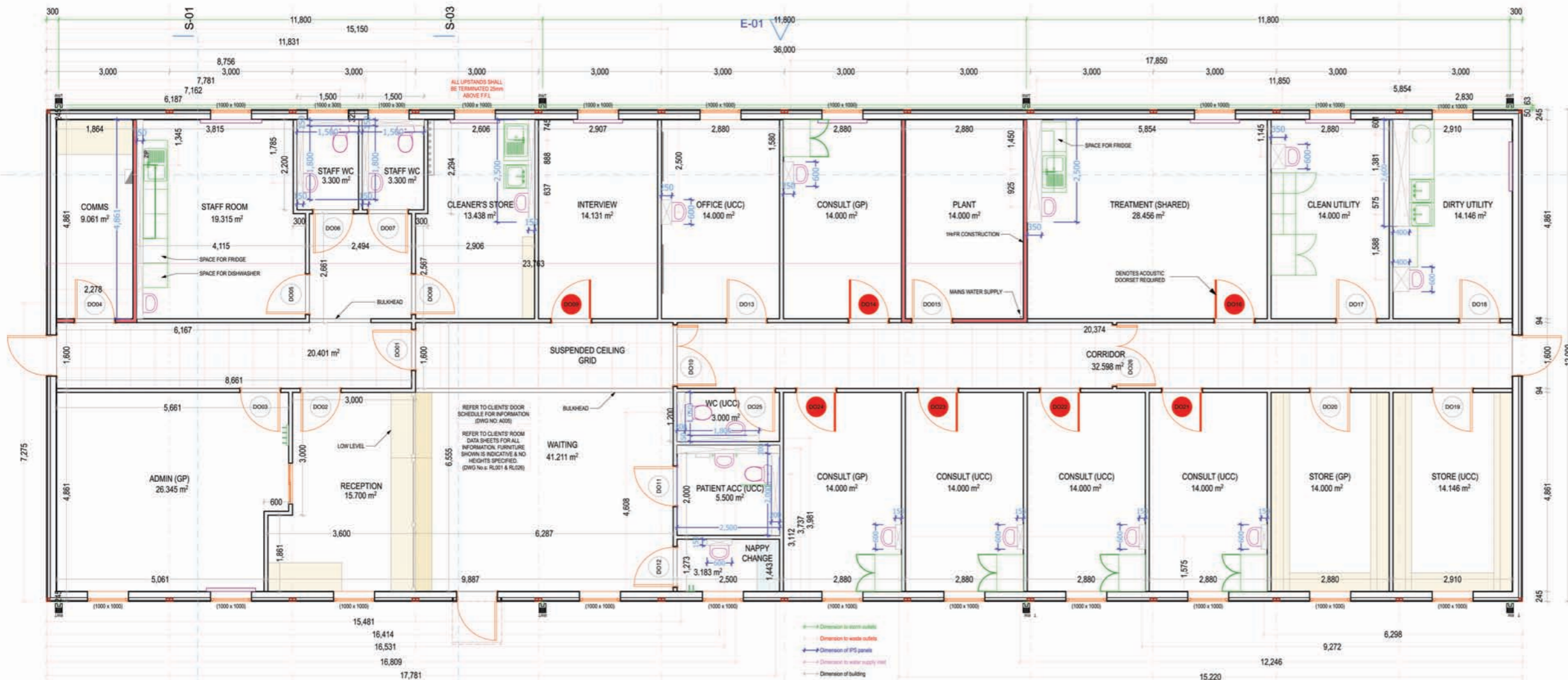
Chilled Water Dispensers for Consumption

Manufacturer and reference: Maestro Internationals.

Timber Framing and Joinery Items

Internal window boards are of medium density fibreboard to BS 5669 and securely screwed and pelleted to cills.

Plan of unit



Reception Desks

Reception desks are accessible from both sides and designed for both seated and standing users, with high and low sections to enable visitors to write or sign documents. The main material is laminate faced MDF. Low level glazed screens are provided with higher section for writing. Roller shutters are electronic design brick pattern with white polyester powder coat finish. Reception desks incorporate a portable induction loop system to assist the hearing impaired.

Glazing

Glass generally is BS 952, and the relevant parts of BS EN 572, BS EN 1096, BS EN 1748, BS EN ISO 12543. Thermally toughened glass is BS 6206, Class A.

Sanitary Equipment

All sanitary ware and seats are coloured white and are in accordance with HTM 64 - Sanitary Assemblies and HTM 68 - Duct and Panel Assemblies. Accessible WCs are fitted with a complete suite in accordance with Building Regulations Approved Document, Part M. All other WC areas are fitted with a close-coupled or concealed washdown WC pan supplied complete with seat, cover and pan connector as required.

Above Ground Drainage

All soil vent pipework, fittings, accessories and basin/sink/wc branches are PVC-U plastic to BS 4514, Kitemark certified and connect directly to the below ground drainage system, concealed from view behind removable wall panels mounted on concealed fixings. All plastic pipework for wastes including fittings and accessories are MUPVC, ABS or plastic to BS 5255, Kitemark certified. Pipes are 32mm, 40mm and 50mm in diameter to suit appliances, length of run and falls etc. All pipework is concealed from view behind removable wall panels mounted on concealed fixings.

Service ducts

Armitage Venesta is used.

Signage

In accordance with BS 5499.

Internal Wall and Painted Ceiling Finishes

All to HTM56 and HTM60.

Internal Floor Finishes and Skirting

Carpet to Offices, Vinyl to wet and General areas, Marmoleum to consulting areas.



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