

1st February, 1960.

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NATIONAL INSTITUTE FOR RESEARCH IN NUCLEAR SCIENCE

GENERAL PURPOSES COMMITTEE

Flats at Coseners House

Note by Dr. Pickavance

As requested by the Committee at their meeting on 15th June 1959 (Action 4), a scheme has now been prepared for a dual-purpose extension to Coseners House, to provide eight flats, which can alternatively be used when required as additional bedroom accommodation for the hostel. While primarily intended for married University visitors, including summer visitors, the flats could therefore be alternatively used as hostel rooms or as temporary accommodation for married staff, according to need. Details are given in the enclosed note by the Chief Architect. Plans will be brought to the meeting.

The estimated cost is:-

Building	26,500
Fees, 15%	4,000
Furniture etc.,	8,400
	£ 38,900

The expenditure would be in 1960/61 and 1961/62. Provision has been made in estimates, under the heading "Hostels, flats and houses".

The Committee's approval is requested for the scheme at a cost not exceeding £40,000.

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Dr. Pickavance,

New Flats Coseners House, Abingdon

1. The proposed new flats at the above were discussed with you on 15.1.60., and the general plan and accommodation was agreed subject to minor modifications which have been incorporated in the present plan drawing No.738/2.

2. The scheme comprises a three storey block of eight flats giving the following accommodation.

	Per Unit	Total
No.1 3 bedroom flat	864 sq.ft.	864 sq.ft.
No.3 2 bedroom flat	696 sq.ft.	2,088 sq.ft.
No.4 Flexible flats which can be used as No.4 2 beds.		
or No.1 1 bed No.2 2 bed No.1 3 bed	}	2,968 sq.ft.
or No.2 1 bed No.2 3 bed		
or No.2 bedsitting No. 4 bed		
Total living accommodation		5,920
Communal store, laundry, drying room & boiler house		528
Common stairs, landing, entrance hall etc.		765
Total Floor Area		8,113

3. The estimated cost of the scheme is:-

Architects Services.	
Complete Building, including central heating, electric light and power, built-in fittings in bedroom, kitchen, and bathrooms.	£25,500
External paving and paths, external services, (drainage, water and electricity supply)	£ 1,000
TOTAL	£26,500

The nett cost of the building at £25,500 for a total floor area of 8113 sq.ft., gives a cost per sq.ft. of £3.3.0. the reasons for this being above the average per ft. super of £2.10.0. for comparable houses are:-

- a) Provision of central heating
- b) Fireproof construction to local authority requirements i.e. concrete floors, with consequent increase of loading and thickening of walls.
- c) Restricted site with poor access.
- d) Difficult foundation work due to proximity of river.

4. The estimated cost of furniture and loose fittings based on the standards normally given in authority hostels is.

Normal furniture	5,000
Soft furnishings (curtains and carpets)	1,000
Linen, cutlery, crockery, cooking utensils	1,500
Refrigerator and cooker	700
Communal washing machine and dryer	200
TOTAL	8,400

5. The cost of consulting architects and quantity surveyors fees will be at suitable rates based on the Professional Institutes standard scale of charges, and will be included within the normal agency fee to be charged to N.I.R.N.S. by D. & E. Group. For the purposes of application to the Treasury in this case it is suggested that a figure of 15% should be used.

P.B. Dunthorn
for G. W. Dixon.
Chief Architect, S.W.O.

29th January, 1960.