

APPENDIX 2

Haywood Road Community Centre

Condition/Provision Survey

December 2015

General

The overall condition of the building is good. The main issues are-

- The internal layout makes inefficient use of space
- Fixtures, fittings and finishes are old
- There is a lack of suitable storage
- The building doesn't comply with the Disability Discrimination Act (DDA)
- The fire provision needs to be updated
- There is far more kitchen provision than required
- The building is not very energy efficient
- There is no 'on-site' parking

External Repairs

External decoration of timber doors and frames and metal handrails is required.

Internal Repairs

The central heating boiler was installed in 1997. It is likely to need replacing in the next couple of years. The heating system is old and the control system is outdated.

Generally internal surfaces and fittings aren't defective or damaged, but they are dated. The facility looks 'dingy' and every room would benefit from new floor covering, re-decoration, new lighting, modern doors and new curtains or blinds to the windows. Also the kitchens require new units and worktops and the toilets require new sanitary-ware and cubicles.

Storage Issues

An attic room is used by the Playgroup for the storage of some equipment. This implies that significant items are regularly being carried up and down the stairs for each Playgroup session. The stairs are a domestic standard, so not wide enough for commercial activity. Neither are they suitably illuminated and the stair nosings are not highlighted. The attic rooms have significant areas of damaged and cracked timber boarding and plaster. However I would not recommend their use as part of a public building.

DDA

There is no fully compliant accessible toilet facility in the building. The existing

ladies and gents toilets each have one larger toilet cubicle with a couple of grab rails in, but the space and facilities provided fall well short of standard recommendations. There is insufficient space within each toilet to improve the current arrangements and therefore an accessible toilet needs to be located elsewhere. Given the over provision of kitchen facilities, it should be possible to find the room to install an accessible toilet.

If the internal layout was further improved and a general refurbishment carried out, it would also be possible to take the opportunity to incorporate other suitable DDA provision by increasing door opening widths, providing easy grip door handles, improving light levels and using contrasting colours to aid people with visual impairment.

There is no suitably compliant parking for visitors with a disability.

Fire Provisions

Within the envelope of the building there are two separate areas of usage between the Community Centre activities and the Bowls Club changing. Both areas should be linked via a fire detection/alarm system.

If the building is used in the evenings then occupied rooms and escape routes should be provided with emergency lighting. Additional emergency lights can be fitted separately to the existing lights, but if the building was refurbished then the emergency lighting can be integrated within any new light fittings.

Energy Efficiency

The estimated date of construction for the original building is circa 1920s. The external envelope of the building obviously falls short of current minimum standards for insulation. The space and water heating system is relatively old with basic controls for programming and temperature regulation. The lighting consists of basic fluorescent fittings that also fall short of current standards for light efficacy (light output to wattage ratio).

Car Parking

There is no off street parking on the Site. A scheme has been previously proposed for providing a car parking area to the rear of the building with access from Robinson Road.

Improvements

All of the above issues can be dealt with through an extensive external and internal refurbishment of the building, to include a rationalisation of the layout. The change of layout should incorporate a fully accessible unisex toilet. A change of layout could also include reducing the kitchen provision and re-positioning the bowls changing rooms to make better use of the space available and create additional ground floor storage.

Facilities Manager