

## NHSSCOTLAND PROJECT FACT FILE



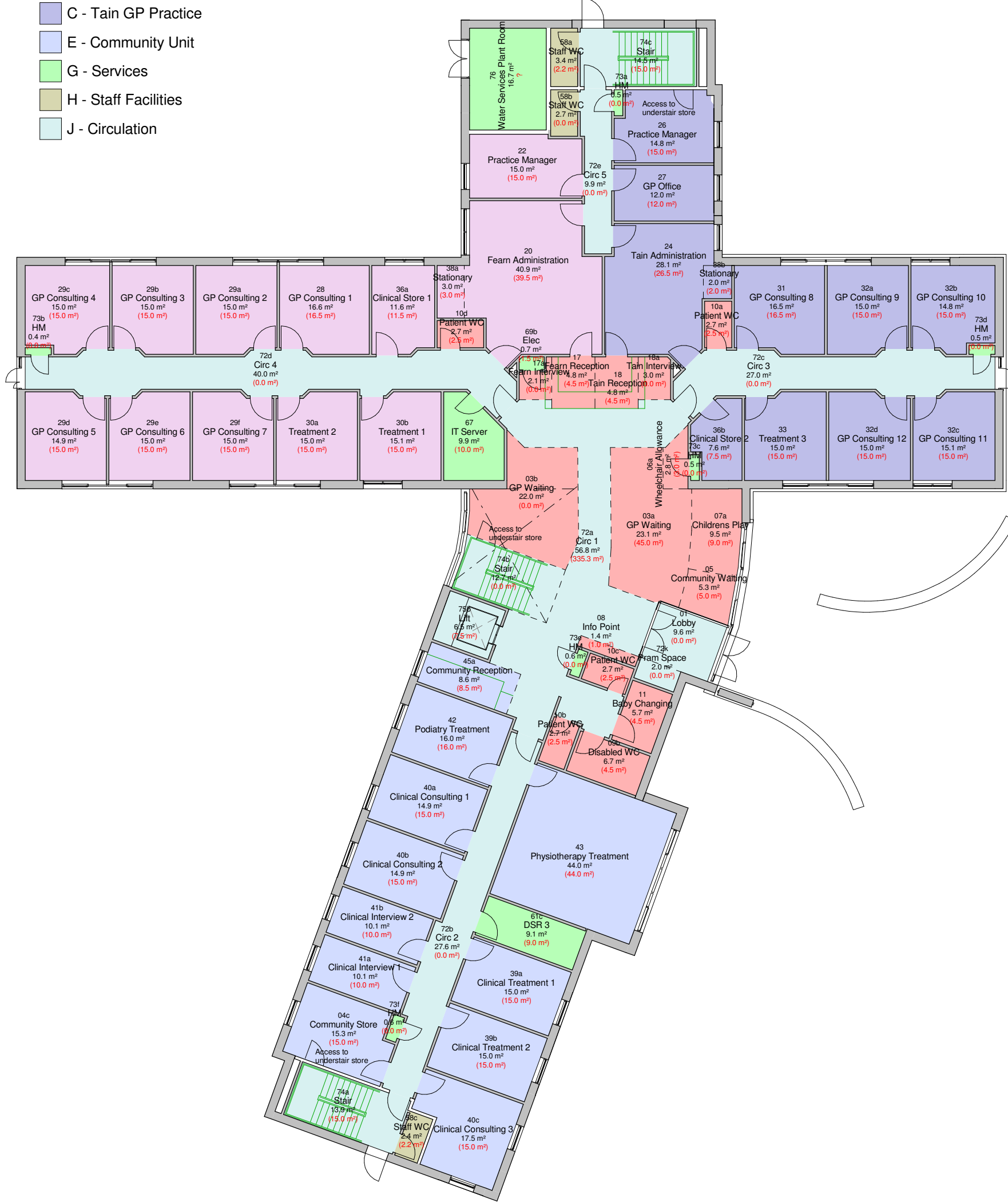
<b>Health Facility Project Name</b>	Replacement Tain Health Centre
<b>Location</b>	Craighill Terrace Tain Ross-shire IV19 9EU
<b>Population served</b>	Just under 9,000 in Tain and surrounding areas
<b>Type of healthcare facility</b>	Health Centre
<b>Type of construction</b>	New Build
<b>Construction start date (estimated or actual)</b>	Estimated June 2013
<b>Construction completion date</b>	Estimated June 2014
<b>Gross floor area (m<sup>2</sup>)</b>	1,660
<b>Project, design and construction cost</b>	Total Capex (excluding VAT) £4,045,839  Land Purchase £300,000  Equipment (estimated) £400,000
<b>Cost per m<sup>2</sup></b>	£2,437.25 (Capex only excludes VAT)
<b>Total bed numbers</b>	N/A
<b>Departmental information</b>	2 GP Practices  Dental Unit  Community Accommodation  Only significant equipment is dental chairs, X-ray, etc
<b>Client/owner</b>	NHS Highland <a href="http://www.nhshighland.scot.nhs.uk/">http://www.nhshighland.scot.nhs.uk/</a>

<b>Project Manager/Key contact(s)</b>	John Bogle <a href="mailto:John.bogle@nhs.net">John.bogle@nhs.net</a> 01955 880200
<b>Capital procurement route</b>	hub
<b>Project management</b>	The hub project management is being carried out by Sweett Group Contact Robert Dunlop <a href="mailto:robert.dunlop@sweetgroup.com">robert.dunlop@sweetgroup.com</a>  NHS Project Manager as above
<b>Architects</b>	Keppie
<b>Contractor</b>	Miller Construction
<b>Services</b>	General Medical Services provided by 2 GP practices General Dental Services provided by salaried dental staff Community Nursing, Midwifery, Health Visiting, Podiatry, Physiotherapy
<b>Key facts</b>	<p>Tain Health Centre is being provided as part of a bundle of 3 health centres with NHS Grampian. It is the first bundled revenue project in Scotland and the first to cover 2 Board areas.</p> <p>The aspiration is to achieve BREEAM Excellent.</p> <p>The site occupies a position that will provide commanding views over the Dornoch Firth. A Care Home is to be built by others adjacent to the health centre and the opportunity is being taken to share services where possible and therefore reduce the costs for both parties.</p> <p>The new facility will replace the current Tain Health Centre which is cramped and no longer fit for purpose, it will also replace the current Tain Dental Clinic which is a converted residential property spread across the first and second floors of an old building with no disabled access.</p>



# Departments

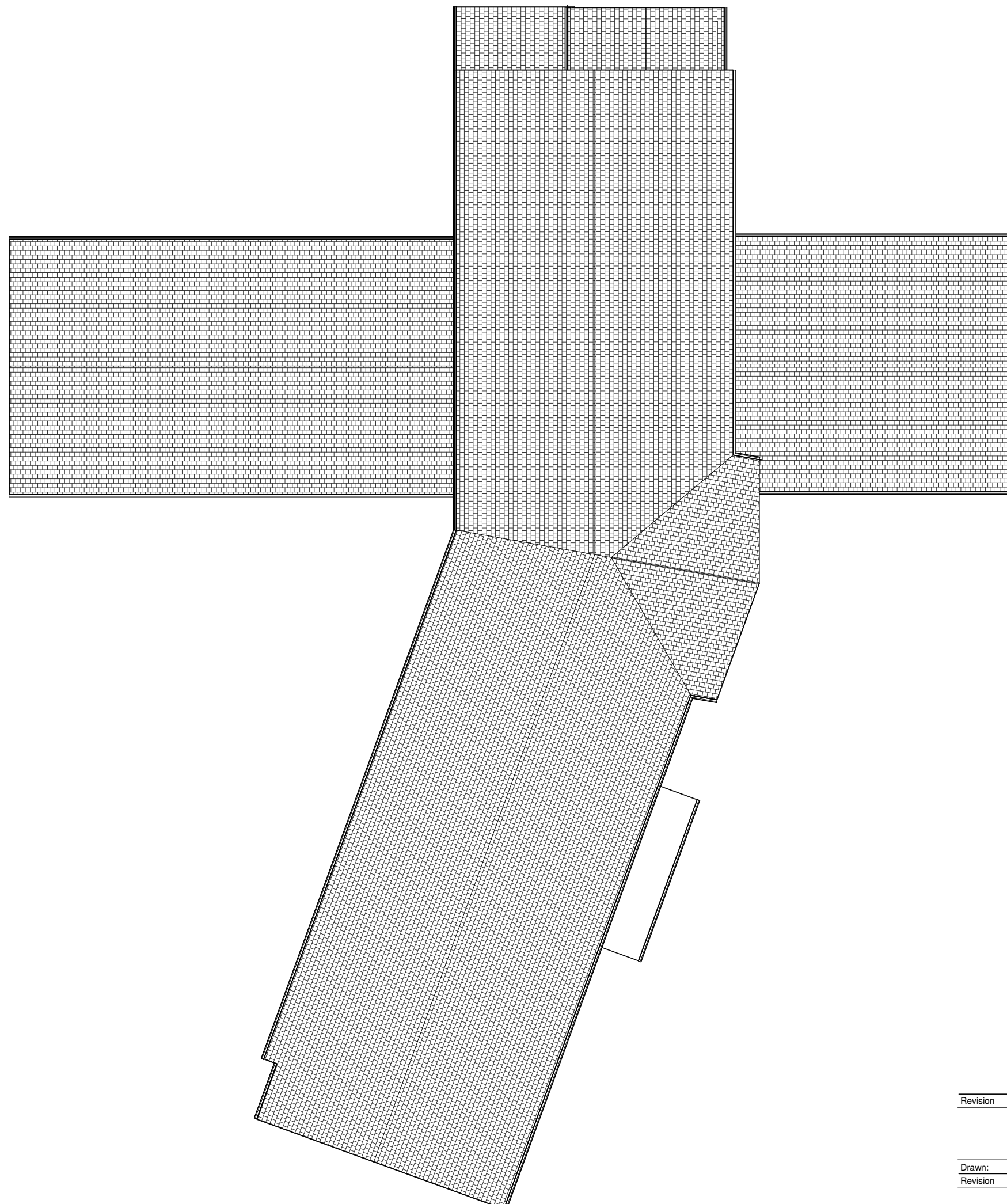
- A - Entrance & Reception
- B - Fearn GP Practice
- C - Tain GP Practice
- E - Community Unit
- G - Services
- H - Staff Facilities
- J - Circulation



**Ground Floor Plan**  
 1 : 200

**First Floor Plan.**  
 1 : 200

**Roof P lan**  
 1 : 200



Area Schedule (GIA)	
Ground Floor GIA	959.5 m <sup>2</sup>
First Floor GIA	580.8 m <sup>2</sup>
<b>Total</b>	<b>1540.4 m<sup>2</sup></b>

Room Schedule by Department				
Number	Room Name	Area	Briefed Area	Area Sum
<b>A - Entrance &amp; Reception</b>				
03a	GP Waiting	23.0	45.0	22.0
03b	GP Waiting	22.0	0.0	22.0
04	Dental Waiting	22.5	22.0	0.5
05	Community Waiting	5.5	5.0	0.5
06a	Wheelchair Allowance	3.0	3.0	-0.0
06b	Wheelchair Allowance	3.0	3.0	-0.0
07a	Childrens Play	9.5	9.0	0.5
08	Info Point	1.5	1.0	0.5
09a	Disabled WC	5.0	4.5	0.5
09b	Disabled WC	6.5	4.5	2.0
10a	Patient WC	2.5	2.5	0.0
10b	Patient WC	2.5	2.5	0.0
10c	Patient WC	2.5	2.5	0.0
10d	Patient WC	2.5	2.5	0.0
10e	Patient WC	2.5	0.0	2.5
10f	Patient WC	3.0	0.0	3.0
11	Baby Changing	5.5	4.5	1.0
12	Multi-Purpose Room	37.0	36.0	1.0
13	Furniture Store	4.0	4.0	-0.0
14	Equipment Store	2.0	2.0	0.0
15	Dental Reception	9.0	9.0	-0.0
17	Fearn Reception	5.0	4.5	0.5
17a	Fearn Reception	2.0	0.0	2.0
18	Tain Reception	5.0	4.5	0.5
18a	Tain Reception	3.0	0.0	3.0
18a	Tain Reception	189.5	171.5	18.0

Room Schedule by Department				
Number	Room Name	Area	Briefed Area	Area Sum
<b>B - Fearn GP Practice</b>				
20	Fearn Administration	41.0	39.5	1.5
22	Practice Manager	15.0	15.0	-0.0
23	GP Office	10.0	10.0	0.0
28	GP Consulting 1	16.5	16.5	0.0
29a	GP Consulting 2	15.0	15.0	-0.0
29b	GP Consulting 3	15.0	15.0	-0.0
29c	GP Consulting 4	15.0	15.0	-0.0
29d	GP Consulting 5	15.0	15.0	-0.0
29e	GP Consulting 6	15.0	15.0	-0.0
29f	GP Consulting 7	15.0	15.0	-0.0
30a	Treatment 2	15.0	15.0	-0.0
30b	Treatment 1	15.0	15.0	-0.0
30c	Clinical Store 1	11.5	11.5	0.0
30d	Stationary	3.0	3.0	0.0
		217.0	215.5	1.5
<b>C - Tain GP Practice</b>				
24	Tain Administration	26.0	26.5	1.5
24a	Practice Manager	15.0	15.0	-0.0
27	GP Office	12.0	12.0	-0.0
49c	GP Consulting 8	16.5	16.5	0.0
31	GP Consulting 9	15.0	15.0	-0.0
32a	GP Consulting 10	15.0	15.0	-0.0
32c	GP Consulting 11	15.0	15.0	-0.0
32d	GP Consulting 12	15.0	15.0	0.0
33	Treatment 3	15.0	15.0	0.0
36b	Clinical Store 2	7.5	7.5	0.0
38d	Stationary	2.0	2.0	0.0
		156.0	154.5	1.5

Room Schedule by Department				
Number	Room Name	Area	Briefed Area	Area Sum
<b>E - Community Unit</b>				
04c	Community Store	15.5	15.0	0.5
48	Dental Treatment 1	15.0	15.0	-0.0
39a	Clinical Treatment 1	15.0	15.0	-0.0
39b	Clinical Treatment 2	15.0	15.0	-0.0
40a	Clinical Consulting 1	15.0	15.0	-0.0
40b	Clinical Consulting 2	15.0	15.0	-0.0
40c	Clinical Consulting 3	17.5	15.0	2.5
41a	Clinical Interview 1	10.0	10.0	-0.0
41b	Clinical Interview 2	10.0	10.0	-0.0
43	Physiotherapy Treatment	44.0	44.0	0.0
44	Community Lead	15.0	15.0	-0.0
45	Community Administration	51.0	51.0	-0.0
45a	Community Reception	8.5	8.5	0.0
		247.0	244.5	2.5
<b>F - Dental</b>				
16	Dental Support Office	19.0	19.0	0.0
42	Podiatry Treatment	16.0	16.0	-0.0
49a	Dental Treatment 2	15.0	15.0	0.0
49b	Dental Treatment 3	15.0	15.0	0.0
49c	Dental Treatment 4	16.5	17.0	1.5
50	Preventative & X-Ray	12.0	12.0	-0.0
51	LDU	19.5	16.0	3.5
54	Clinical Office	11.0	11.0	-0.0
63b	Dental Store	20.5	16.0	4.5
		146.0	136.0	10.0

Room Schedule by Department				
Number	Room Name	Area	Briefed Area	Area Sum
<b>G - Services</b>				
61a	LDU DSR	9.5	7.0	2.5
61b	DSR 2	9.0	9.0	-0.0
61c	DSR 3	9.0	9.0	-0.0
65	Compressor	3.5	6.0	-2.5
67	IT Server	10.0	10.0	-0.0
69a	Switch	7.5	7.5	0.0
69b	Elec	0.5	1.5	-1.0
69c	Elec	0.5	1.5	-1.0
72a	HM	0.5	0.0	0.5
72b	HM	0.5	0.0	0.5
72c	HM	0.5	0.0	0.5
72d	HM	0.5	0.0	0.5
72e	HM	0.5	0.0	0.5
72f	HM	0.5	0.0	0.5
72g	HM	0.5	0.0	0.5
72h	HM	0.5	0.0	0.5
72i	HM	0.5	0.0	0.5
72j	HM	0.5	0.0	0.5
72k	HM	0.5	0.0	0.5
72l	HM	0.5	0.0	0.5
72m	HM	0.5	0.0	0.5
72n	HM	0.5	0.0	0.5
72o	HM	0.5	0.0	0.5
72p	HM	0.5	0.0	0.5
72q	HM	0.5	0.0	0.5
72r	HM	0.5	0.0	0.5
72s	HM	0.5	0.0	0.5
72t	HM	0.5	0.0	0.5
72u	HM	0.5	0.0	0.5
72v	HM	0.5	0.0	0.5
72w	HM	0.5	0.0	0.5
72x	HM	0.5	0.0	0.5
72y	HM	0.5	0.0	0.5
72z	HM	0.5	0.0	0.5
		71.5	51.5	3.5
<b>H - Staff Facilities</b>				
56	Female Changing	19.0	19.5	-0.5
57	Male Changing	7.5	7.5	0.0
58a	Staff WC	3.5	2.0	1.0
58b	Staff WC	2.5	0.0	2.5
58c	Staff WC	2.5	2.0	0.0
58d	Staff WC	2.5	2.0	0.5
58e	Staff WC	2.5	2.0	0.5
58f	Staff WC	2.5	2.0	0.5
59a	Shower	3.0	3.5	-0.5
59b	Shower	3.5	3.5	-0.0
60a	Staff Rest	35.5	35.0	0.5
		85.0	79.5	5.5

Room Schedule by Department				
Number	Room Name	Area	Briefed Area	Area Sum
<b>J - Circulation</b>				
01	Lobby	9.5	0.0	9.5
72a	Circ 1	57.0	335.5	-278.5
72b	Circ 2	27.5	0.0	27.5
72c	Circ 3	27.0	0.0	27.0
72d	Circ 4	40.0	0.0	40.0
72e	Circ 5	10.0	0.0	10.0
72f	Circ 6	41.0	0.0	41.0
72g	Circ 7	24.0	0.0	24.0
72h	Circ 8	15.5	0.0	15.5
72i	Circ 9	6.0	0.0	6.0
72j	Circ 10	2.0	0.0	2.0
74a	Stair	14.0	15.0	-1.0
74b	Stair	14.5	15.0	-0.5
74c	Stair	14.5	15.0	-0.5
74d	Stair	14.0	15.0	-1.0
74e	Stair	14.0	0.0	14.0
74f	Stair	14.5	15.0	-0.5
75a	Lift	7.0	7.5	-0.5
75b	Lift	6.5	7.5	-1.0
		356.0	410.5	-54.0
<b>K - Other</b>				
73	Void	14.5	0.0	14.5
		14.5	0.0	14.5
<b>Grand total: 121</b>		<b>1482.5</b>	<b>1463.5</b>	<b>2.5</b>

- Revision
- Revision
- Drawn: SS Chkd: LA Date: 19/06/12
- Revision
- C Client amendments - stores added understairs
- Revision
- B Client amendments to Dental
- Revision
- Drawn: SS Chkd: LA Date: 27/06/12
- Revision
- A Client amendments to Dental, X-ray developing room removed / compressor room reduced / area added to store
- Revision
- Drawn: SS Chkd: LA Date: 06/06/12



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Client  
**Alba Community Partnerships / NHS Highland**

Project  
**Tain Health Centre**

Drawing  
**Ground Floor Plan / First Floor Plan / Roof Plan**

Project No:  
**209609**  
 Drawing No:  
**PL(20)001**  
 Status: **C**

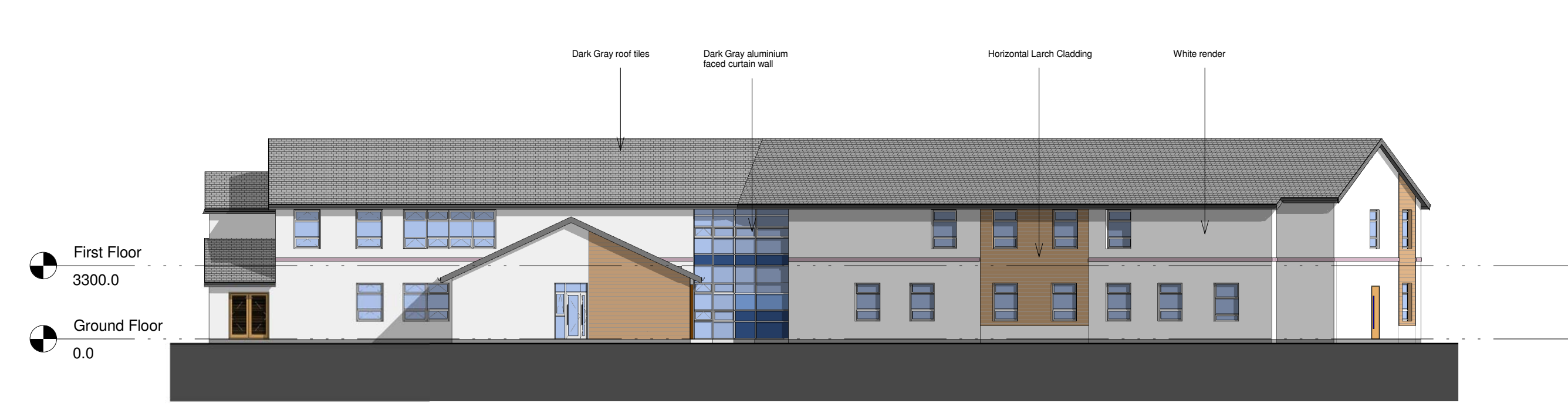
**INFORMATION**

Created: SS Checked: LA  
 Date: 14/03/12 Scale: 1:200 @A1  
 Date: 14/03/12 Scale: 1:200 @A1

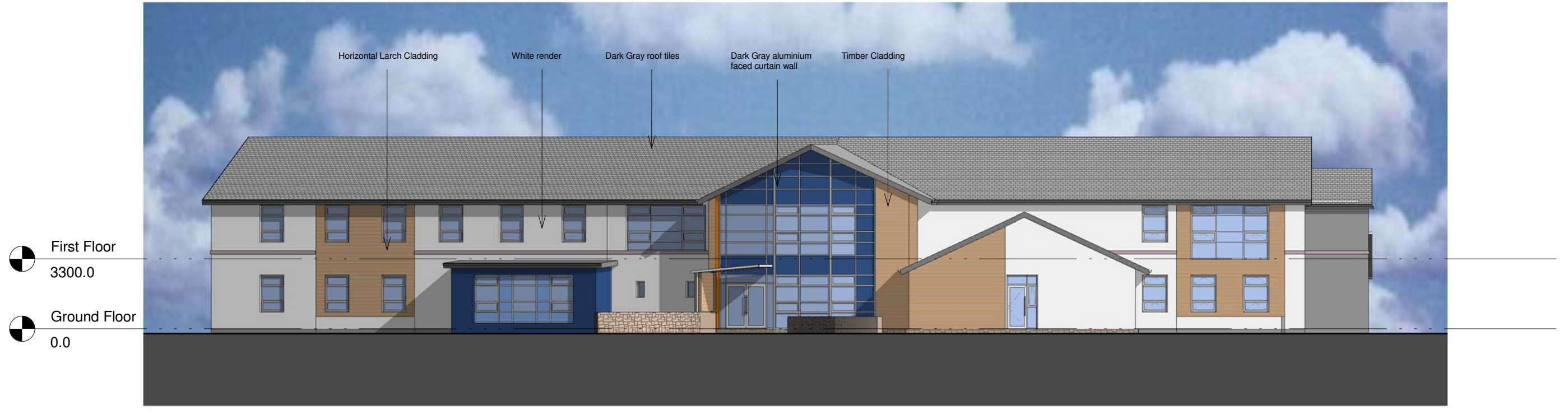




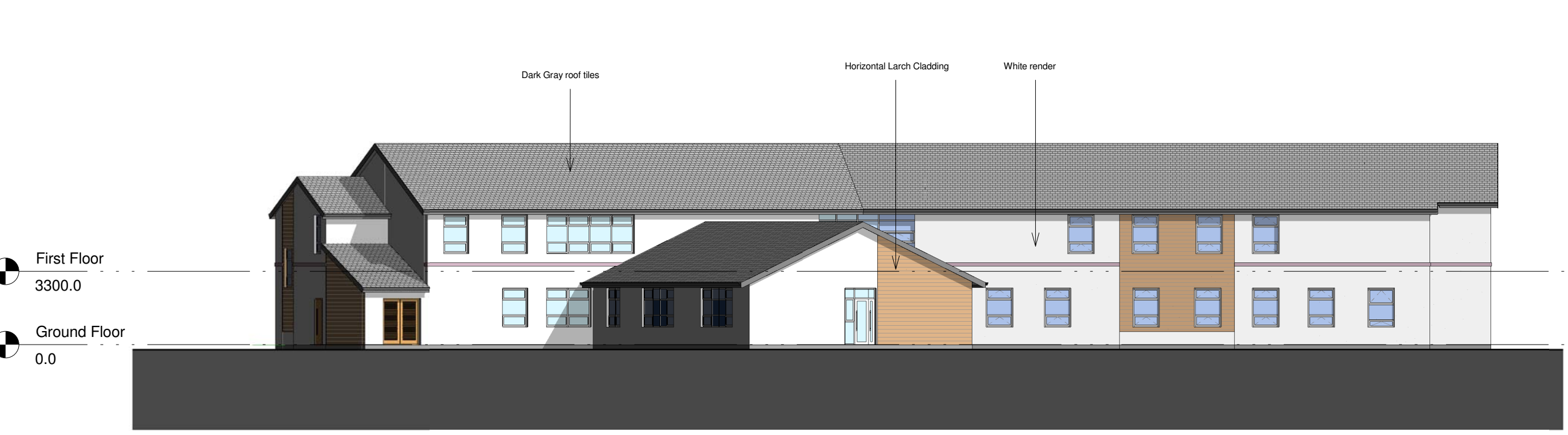
**Front Elevation (East Elevation)**  
 1 : 200



**West Elevation 1**  
 1 : 200



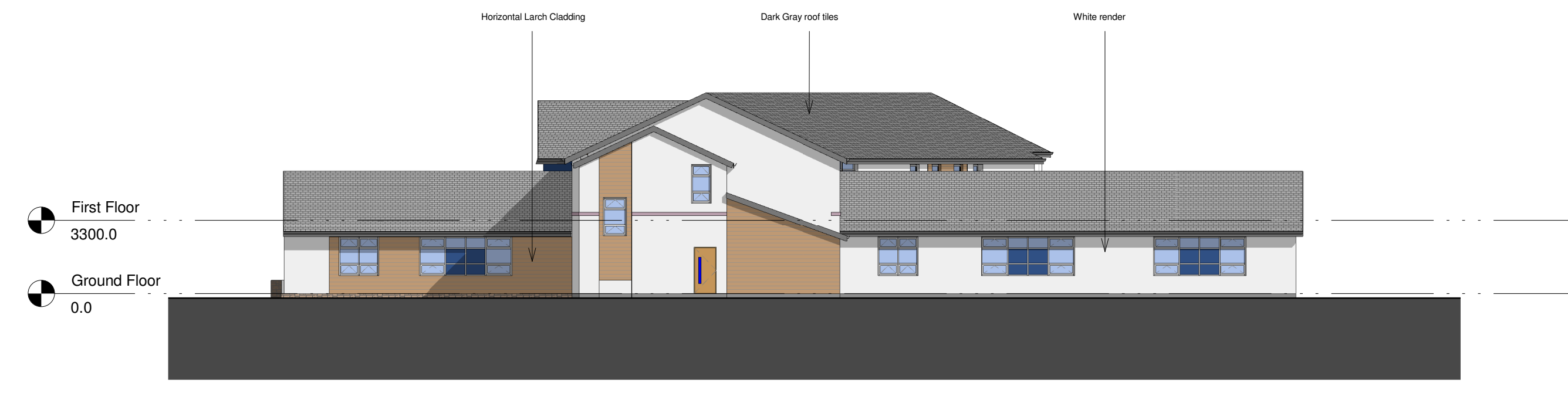
**East Elevation 2**  
 1 : 200



**West Elevation 2**  
 1 : 200



**South Elevation to Craighill Terrace**  
 1 : 200



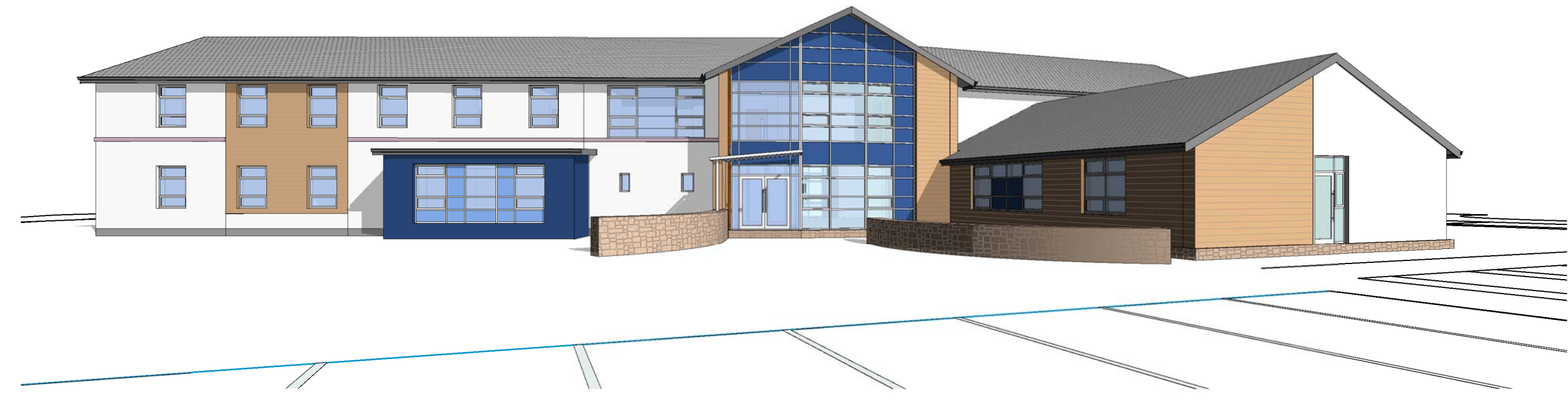
**North Elevation**  
 1 : 200



**Section thru Community / Dental**  
 1 : 200



**Section thru GP wing**  
 1 : 200



**Perspective view of Front Entrance**

- External Materials**  
 Walls  
 White wet dash render  
 Painted smooth render  
 Horizontal larch cladding  
 Stone feature walls at entrance.  
 Brick basecourse
- Roof**  
 Dark grey roof tiles to main building  
 Single ply roof over projection
- Windows and Doors**  
 Dark grey aluminum faced timber windows or dark grey curtain walling to front entrance

Revision	Drawn	CHK'd	Date



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Client  
 Alba Community Partnerships /  
 NHS Highland

Project  
 Tain Health Centre

Drawing  
 Elevations / Sections /  
 Perspective

Project No.  
 209609

Drawing No.  
 PL(25)001

Status  
 PLANNING

Created • SD      Checked • LA  
 Date • 14/03/12      Scale • 1 : 200 @A1

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