



Exterior and front entrance

## Cedarbrook Surgery Kingshill Avenue, Hayes, Mdx

In 1996, Alexander Sedgley were approached by the GPs at Cedarbrook to submit proposals for a new surgery on a site close to their outdated and undersized building. Although the local authority was prepared to sell the site, an old refuge vehicle base, it is in the green belt and they wished to manage the planning process.

By 2000, an outline approval was agreed with the local authority and the Government Office for London to build a new surgery and eleven houses. Detail planning approval was achieved in 2001 and work commenced on site in the summer of 2002 with the building open to the public in late 2003.

The building is designed as an L-shape with public spaces and circulation at ground floor, and shared staff spaces at the junction of the two wings. The right hand wing contains the GPs at ground floor and community nurses at first floor, whilst the left hand wing has the nurse, treatment and minor operations at ground floor and practice administration at first floor.

The building is designed to be naturally ventilated, with the central tower being used to create 'stack effect' ventilation to waiting rooms and circulation corridors. All rooms have underfloor heating, and all lights are controlled by sensors to reduce electricity wastage.

At the insistence of the planners, the design reflects the semi-rural nature of the site. The project size was 1,000m<sup>2</sup> and the cost of the building was £1.25 million.



Reception and waiting area



**Contractor:** Leonard Field Group plc  
**Structural Engineer:** John Allen Associates  
**Services Engineer:** K W Consult  
**Quantity Surveyor:** Gulliford & Smith