

Tiree Rural Centre
✂ & Cobbled Cow ✂

Coll & Tiree Vet's Practice Feasibility Study

John Gilbert Architects, with NBM Construction Cost Consultants

Final Version: April 2025

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1. Introduction

In July 2024 Tiree Community Development Trust (TCDT) issued an invitation to tender for a feasibility study to investigate two potential options for a veterinary practice / home in Tiree due to the imminent retiral of the existing Coll + Tiree vet. Having submitted a bid, John Gilbert Architects (JGA) were informed that we had been successful in the tender, but that the Trust was looking at a reduced scope for the work.

The reduced scope was clarified in October and this report is now solely looking into the practical feasibility of renovating the existing 'Cobbled Cow' cafe (currently unused) along with a portion of the adjacent agricultural shed which is currently used for storing a number of TCDT items along with the island's hearse. Both spaces are contained within the Tiree Rural Centre in Crossapol. Tiree Rural Development who run the centre have agreed in principle to hosting the new vet's practice within the building.

Chris Morgan of JGA visited the island on the 7th-10th November 2024. He was able to survey the relevant areas of the Tiree Rural Centre to understand the dimensions and condition of the building. Importantly, Anne Stanley, the island vet and her husband Mark gave up a day of their time to explain the context, provide access to the existing veterinary arrangements and discuss the proposals in detail. JGA would like to record their thanks to both for their time and generosity in helping shape the understanding behind this report.

Having surveyed the existing spaces, Chris, Anne and Mark worked together to develop a plausible plan for the Cobbled Cow and adjacent storage area. We envisaged unheated spaces in the extension while all insulated spaces readily fitted into the space of the Cobbled Cow cafe and Kitchen. The tiled room next to the kitchen is not to be used as part of the vets practice, but it currently contains a water tank. This would either need to be disconnected and a new water tank formed for the Vet's practice, or some arrangement agreed whereby the existing arrangement could be maintained, potentially via a heat meter.

In December 2024 we proposed two options in a draft version of this report, the only difference being the entrance sequence. In Option 1, the existing arrangement is retained and both Rural Centre and Cat's Practice would use the same entrance. In Option 2, a new entrance porch and sequence was proposed which would provide greater security for the space and it would be easier to keep the existing main entrance clean. Feedback received in January 2025 meant we dispensed with Option 2 and made a number of other adjustments resulting in the proposed plans included in this report. These have been costed to complete the process and included in this final version of the report.



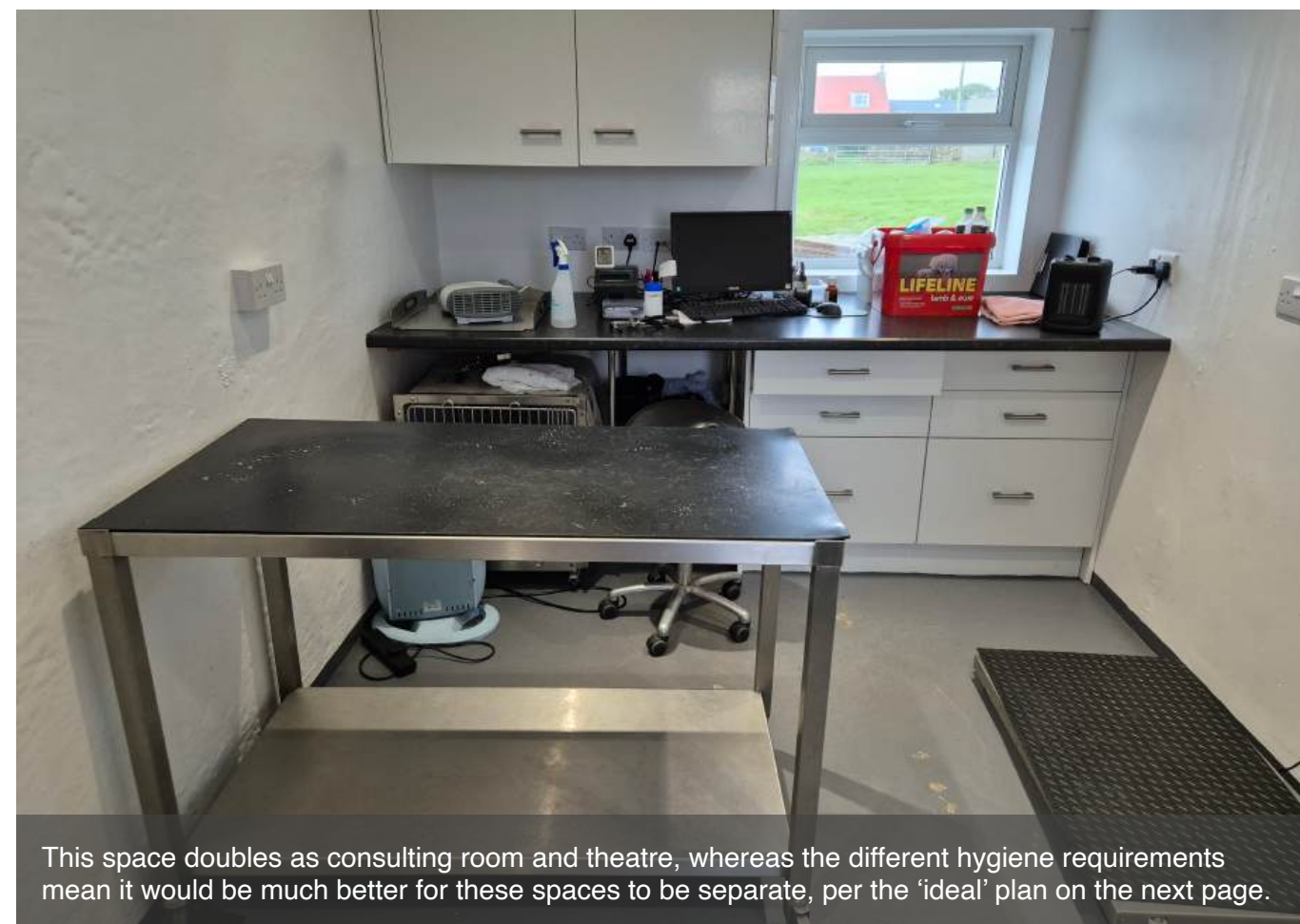
Tiree Rural Centre & Cobbled Cow Cafe, Crossapol
The Tiree Rural Centre contains a number of associated functions including, primarily, an animal auction and mart, along with offices, and large external pen areas, all accessed from the porch and door shown above.

2. The Existing Practice

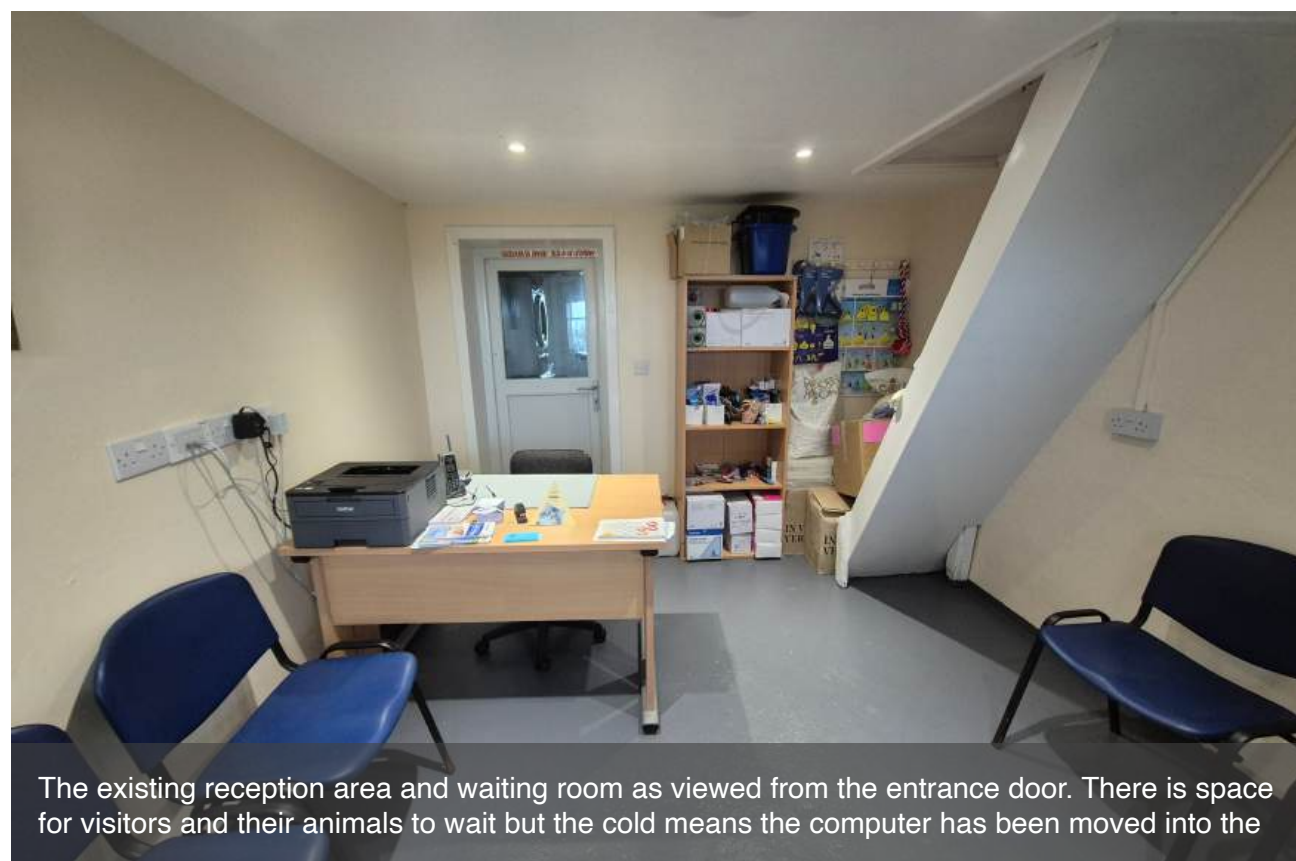
Mark and Anne showed us around the existing facility and explained the ways in which it was possible to make work, but how it was far from adequate, and moreover in breach of the incoming RCVS guidelines. This was helpful in understanding the brief and veterinary practice more generally, as well as allowing for a useful comparison with the 'ideal' practice layout provided by Mark on the next page.

A reasonable level of insulation would be needed to ensure that the space would be cost effective to keep warm. This is important for the comfort of the vet themselves, but also for visitors and animals in the facility, including those staying after treatments. We clarified that most spaces need to be insulated but there are two that can be kept relatively unheated, albeit frost-protected, these are the large animal area (accessed separately) and the storage. In the proposed spaces, we have shown these two areas as being in the extension which means we do not need to properly insulate that part of the building.

An important part of the existing arrangement is that the practice building is immediately adjacent to the house. This significantly simplifies the day-to-day operation of the practice and should if possible be replaced in the new arrangement.



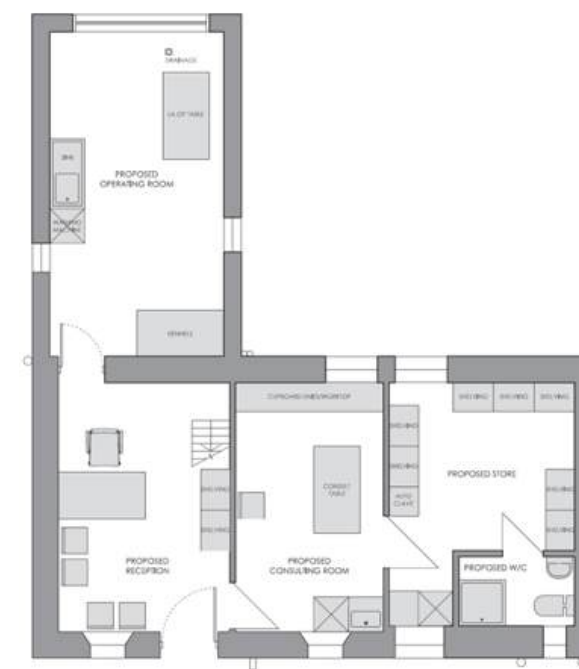
This space doubles as consulting room and theatre, whereas the different hygiene requirements mean it would be much better for these spaces to be separate, per the 'ideal' plan on the next page.



The existing reception area and waiting room as viewed from the entrance door. There is space for visitors and their animals to wait but the cold means the computer has been moved into the



The storage area does not need to be kept warm



The plan of the existing practice, unheated large animal and laundry to the top, reception, consulting room and store from left to right along

3. The 'Ideal' Practice

Mark provided a document prepared to address the future delivery of a veterinary service, part of which is an 'ideal' practice layout which is instructive in that it manifests a layout that complies with all legislation and optimises the potential future operation of any vet working on the islands. This layout is shown bottom right.

There are two separate access points. One is the main entrance, bottom left of the image, right, to be used by the vast majority of users and this leads to an accessible toilet for all as well as the main reception area. Another external door allows access for large animals directly into what could be an unheated space, shown in the top right corner. In this space, large animals are taken and delivered directly from trailers or vehicles into the space for a variety of operations. The space needs to be able to be mopped down with floor drainage. Its can also contain laundry as long as water pipework is frost protected.

Immediately adjacent to the reception area is the office. This is primarily for the vet but also, probably, for his/her partner, who would almost certainly need to have a computer and desk space for associated administrative tasks. The reception area is also close to, and adjacent to the consulting room, which is the main space in which animals are seen, inspected and treated.

The theatre is separate in line with RCVS guidance. This is also more practical because its needs to be kept immaculately clean which can be difficult when also doubling as the 'everyday' consulting room. It is worth mentioning the 'muddy boots' aspect of designing the ideal arrangement. The issue is that many people and animals that visit the practice carry in a considerable amount of mud and other dirt into the building. This is entirely inevitable in a rural facility but does infer a significant cleaning regime. Separating the theatre allows this space to be kept clear from the worst of the mud and reduce the maintenance burden.

Opposite the consulting room and theatre in the plan shown is the storage. Although there needs to be space for a small amount of specific equipment, including the autoclave. Importantly, the store room does not need to be heated and so could also be uninsulated, albeit frost protection is probably useful.

In the top left of the plan shown is the dog and cat kennel space. These need to be separate in order to avoid unnecessary stress in both cats and dogs. The space needs to be insulated and with a minimum level of potential distraction. At least one large cage would be needed for a larger dog whereas most of the other cages can be fairly small.

A third access point, shown bottom right, leads to independent locum accommodation which in this arrangement would be upstairs. It is important, if possible to provide locum accommodation otherwise it can be more difficult and costly to arrange off-island locum support for the practice. It is currently expected that the existing vet will remain on the island and provide this service so, all going well, this locum accommodation would not be required, although that is entirely dependent on circumstances.

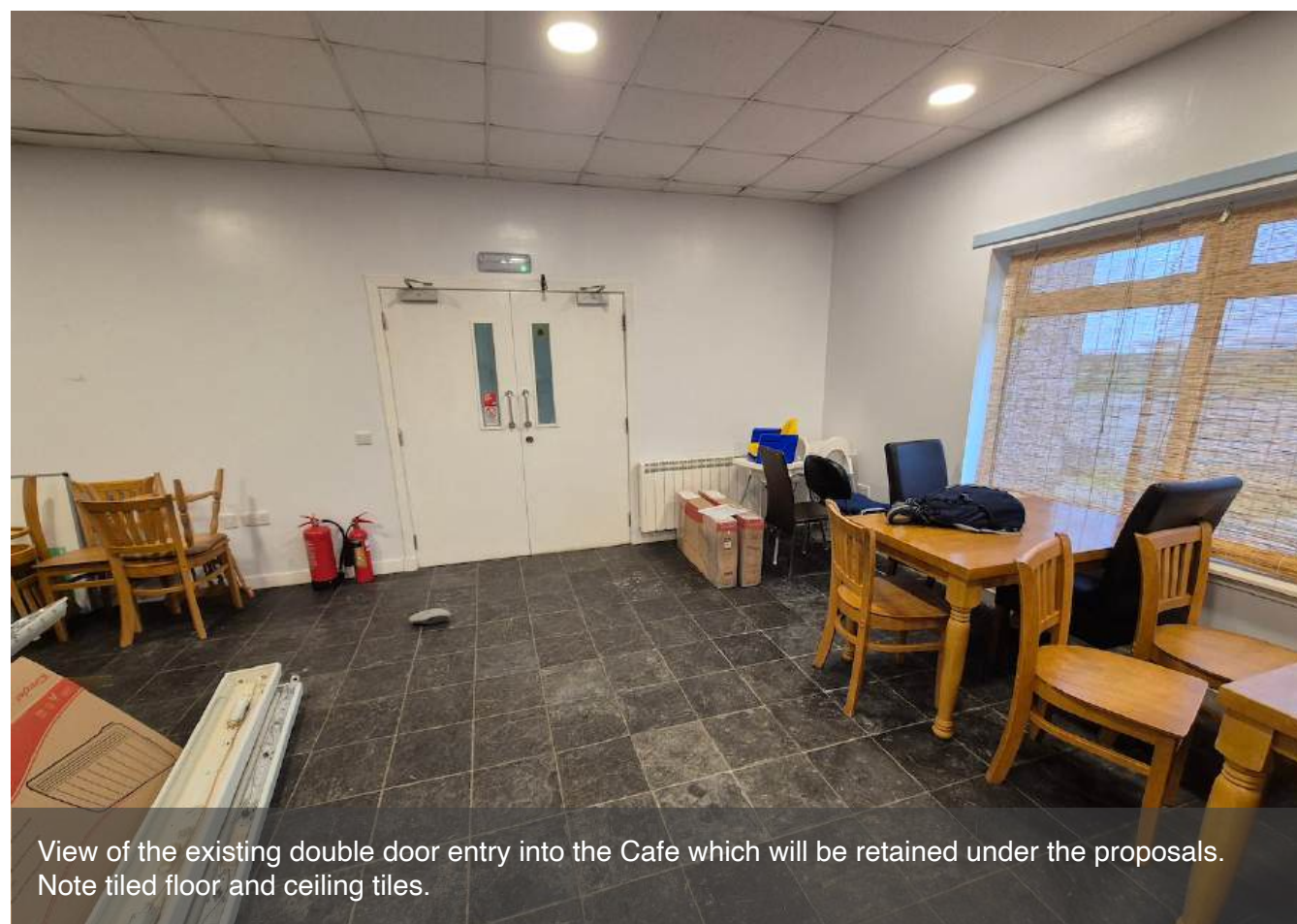
There are several ways to envisage the relationships in the space. One is to separate those spaces that do not need to be insulated or heated: large animal room and storage being separate, another is to consider those areas that require plumbing and drainage, so that this can be arranged in a cost effective manner. Another is to consider important adjacencies. Arguably the most important adjacency is the link between the reception area, office and consulting room. These three spaces should ideally be immediately adjacent, as they are in this plan, with only a single door between the consulting room and the other two.

The theatre and kennels should also be directly linked to the reception area but are best separated by a door while it does not matter where the storage space goes, nor the toilet or large animal area. This plan has been very helpful in understanding the nature of veterinary practice and how best to refurbish the space in the Cobbled Cow.

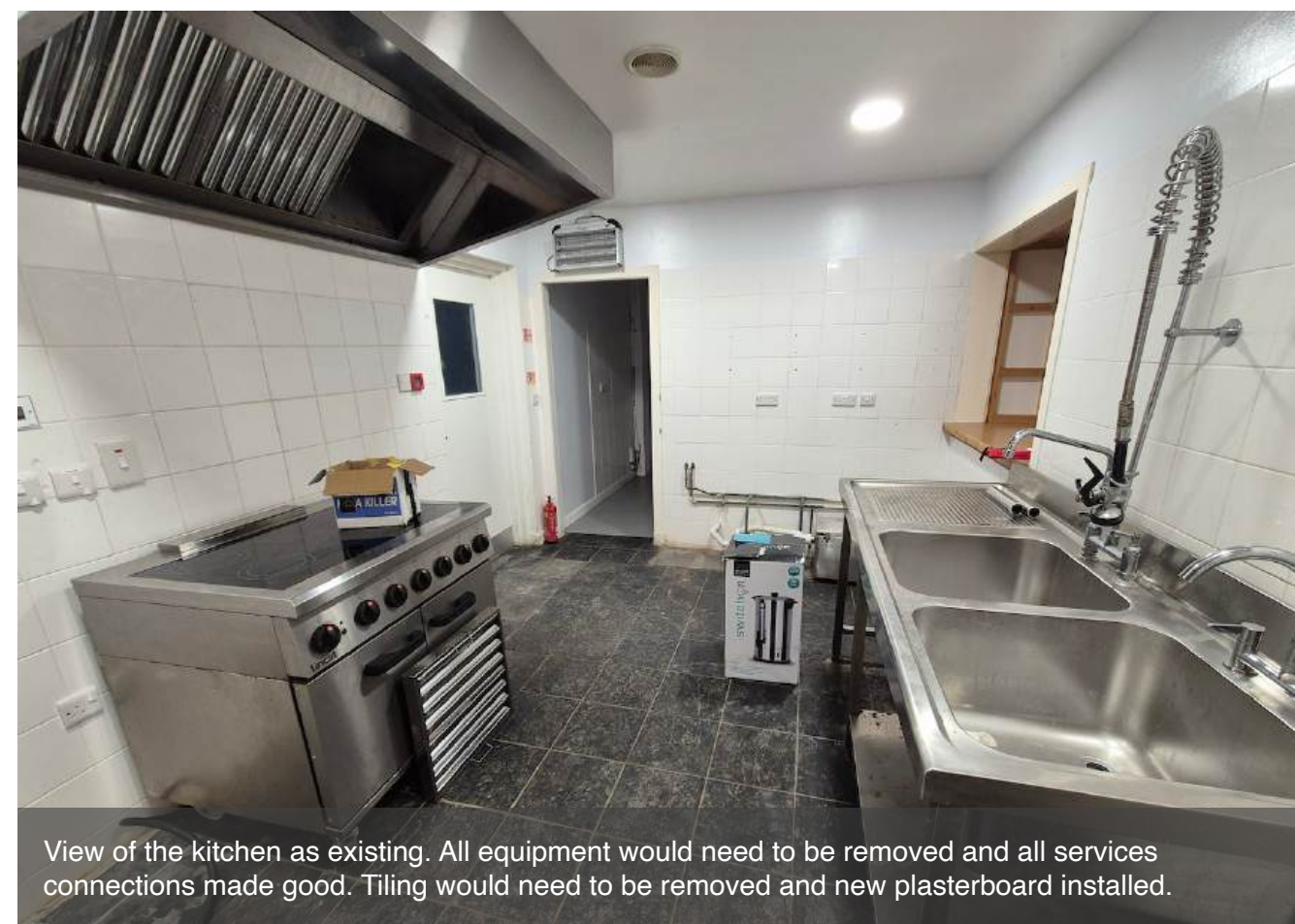


Ceiling: mineral ceiling tiles (asbestos?) within a metal frame, no insulation above, no insulation to roof above either.

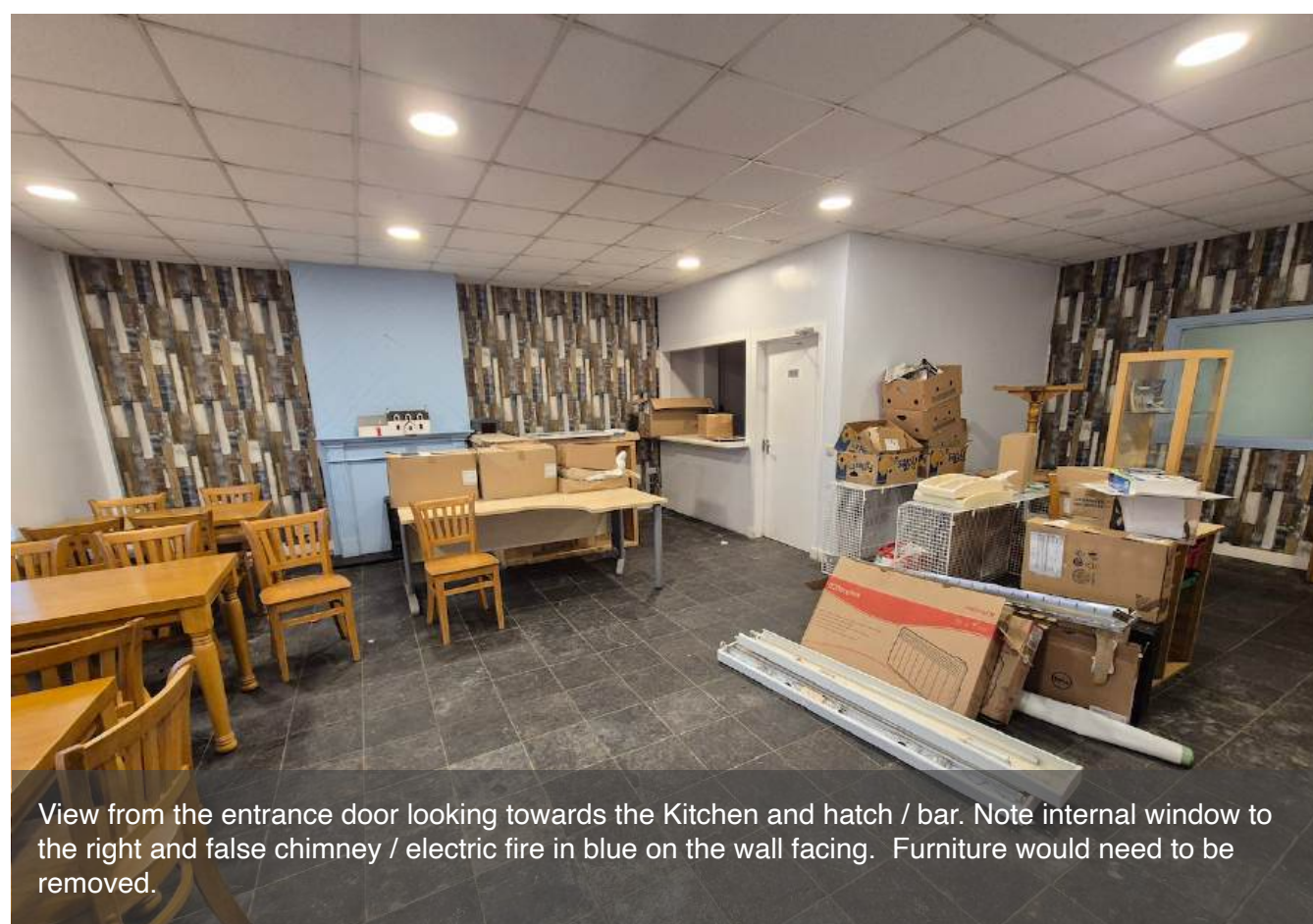




View of the existing double door entry into the Cafe which will be retained under the proposals. Note tiled floor and ceiling tiles.



View of the kitchen as existing. All equipment would need to be removed and all services connections made good. Tiling would need to be removed and new plasterboard installed.



View from the entrance door looking towards the Kitchen and hatch / bar. Note internal window to the right and false chimney / electric fire in blue on the wall facing. Furniture would need to be removed.



View of the uninsulated store, looking East towards the wall where the new 'timber box' would be installed. Note large amount of stored items for which a new home will be required.

5. Development of the Proposals

In our proposal we have tried to essentially replicate the 'ideal layout' whilst adapting to the constraints and opportunities of the available space.

We placed the two areas which do not to be kept warm in the uninsulated shed and allowed for knocking through for access. We did not try to fit in locum accommodation, nor toilets as these are already in the building and we assume it would be part of the lease agreement that these toilets could be made available to users of the practice.

Initially, we completed two options, the difference between them being the means of entering the practice. In option 1, we assumed that all users would enter through the existing main door and porch, and then turn left to enter the practice through the existing double doors. This was the simplest and cheapest option but had two potential problems: security and cleaning / maintenance. Option 2 imagined that it may not be acceptable to use the same entrance, and we indicated a new and separate entrance to the left of the existing porch, with a new porch and new entrance door into the reception area through the end of what is now the wide window. This would have been considerably more costly and in the feedback received in January 2025, it was confirmed that this was not required.

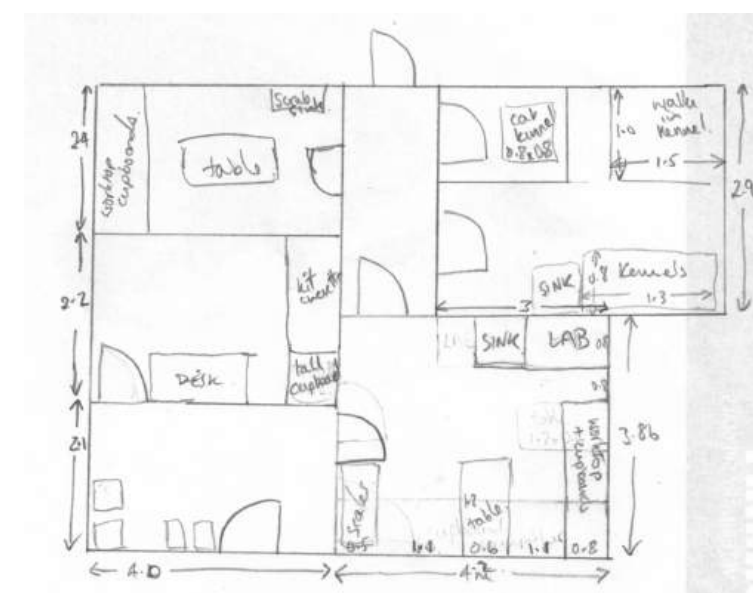
In all versions, the first space is the reception area. In the first options, this was partially open to the office which extends to take up the whole of the space on that side. To the right, a door separated the reception area from the consulting room, all as shown to the right.

From the reception area a corridor ran up the middle of the space to connect with the extension to the North. This provided a degree of separation between the reception / office / consulting room and the other spaces. Through this door and accessed from the corridor were then the separate theatre, and the two kennels rooms. A further door led through into the extension area. We indicated a door back into the office to simplify movement about the area. The kennels were shown as retaining the back door through to the escape corridor and while the location and layout of the kennel rooms has been retained, the back door has been removed in the current proposals.

The main changes requested from the feedback received in January 2025 were a significant increase in the size of the consulting room, an increase in size, and change in location of the theatre, and the separation of the office and reception. The moving of various rooms also necessitated an alteration in the wall and window layout to the Westward external wall. The changes were summarised in the sketch provided by Anne and shown in the bottom right of the page.

In the first options we placed the laboratory space which is required by the recent RCVS guidelines in the office, alongside a kitchenette, separated by a wall between and in the case of the laboratory space, by a roller door to keep the space hygienic. In the current version, the lab has been moved into the consulting room, but still with flexible separating screen, while the kitchenette remains part of the office space.

In all versions of the proposals, we have indicated a doorway from the corridor into the uninsulated extension area. In here we have shown a new timber 'box' for storage, with the remainder of the space left very much as it is for the large animal procedures. We have shown the current double sliding door fixed on one side, with the other door movable as now, and this should allow space for trailers etc to back up against the space for secure access for larger animals direct into that space. There is some concern regarding rodents and frost protection for the stored items which is why we have created a slightly separated and insulated box.



6. Schedule of Works

All permissions must be in place. All items currently in the building to be removed by others

Demolition / Builder Works

Form opening between existing Cafe and Extension for new door

Remove existing metal frame ceiling + tiles in cafe area only

Remove plasterboard and insulation to existing timber frame inner leaf on external walls, (around window and to extension)

Remove tiling and plasterboard from kitchen where necessary and replace with fermacel plasterboard as elsewhere.

Remove existing glazing from internal window between Cafe and central area.

Remove existing window to Cafe, install supports and form new opening to reception area.

Move services connections in Kitchen and make good existing ventilation duct from oven.

Remove existing escape door from kitchen and close off opening to match adjacent

Fabric Works to Main Space

Ceiling

Form new timber framed dropped ceiling, install 9mm 'Smartply' to ceiling and tape all seals

Insulate with 300mm of mineral wool insulation above, ensuring no gaps at all,

lay breather membrane over and seal all joins to prevent wind washing

Install 32x50mm battens below OSB to form service void

(Once first fix cabling is in) Install 12.5mm gypsum plasterboard, tape and fill and decorate.

Allow for all new downlighters (not recessed)

Floor

Install levelling screed over existing tiling

Install c.20mm PIR or similar insulation board over and tape and seal all joins

Install c. 10mm 4-sided t+g mineral board or ply as flooring sub-base

Install linoleum to all spaces, include for all upstand skirting etc.

External Walls

Check condition of existing timber frame and sheathing and allow for 5% repair

Install full 100mm mineral wool insulation to all timber frame areas

Install 100mm PIR or similar rigid boards over frame and tape all joins and to floor and ceiling

Install 32x50mm battens vertically to create service void

(Once first fix cabling is in) Install 12.5mm fermacel plasterboard, tape and fill and decorate.

Window

Replace existing window with new, matching white uPVC triple glazed versions. Note new pattern required to match internal walls.

Allow additional sum to ensure all surrounds are fully air sealed and insulated to form thermal-bridge-free connection to wall around

Allow for new external door between corridor and unheated storage space

Internal Walls

Install 100mm insulated timber frame partition walls with 12.5mm fermacel plasterboard both sides along with partition doors, all as per proposed drawings.

Allow for all internal doors, ironmongery etc

Allow for all decoration

Fitout

Allow for worktops / units / sinks as shown complete with wet wall splash backs etc

Allow sum for all fittings and furniture (this may not be required, eg if incoming vet has own equipment or existing equipment can be reused, but worth allowing something for this) Say £5k.

Uninsulated Store

Form approx 16sq.m timber 'box' for storage, to be constructed from 100mm timber floor joists, wall frame and ceiling joists, insulated in all panels and sitting off treated battens off the floor, with 9mm OSB both sides of all panels except 15mm OSB to floor topside and internal walls. Allow for forming a single door and single glazed window, allow for lighting internally and frost protection, including all associated cabling etc. Cabling to be in metal conduit.

Form a floor drain near centre of remaining space and provide drain to connect to other drains nearby, include gully and nearby tap for washing down. Plumbing to be insulated and frost protected.

(Washing machines and drier can be connected thru' wall to drains on other side of wall if needed)

Otherwise store is to be left more or less as it is. Fix one side of sliding door and allow sum for additional lighting and 3-way switching at all doors.

Main Space Services

Allow for electric panel heaters in all rooms.

Allow for lighting as normal and all switches.

Allow for low voltage system and connection to mains db. Assume some works needed at db to resolve separate metering.

Allow for connection to existing hot water tank, separate fused spur or sub-metering and plumbing to all sinks etc.

Allow for drainage from Lab area, Kitchenette and Theatre (also store floor gully).

Allow for telecom / broadband connection

Allow for independent security system / lockable doors.

7. Indicative Costs

These have been prepared by NBM Cost Consultants and are based on the current version of the plan and the associated schedule of works. Note that these have been prepared with some care in relation to the appropriate level of island uplift. It may be that this could be reduced somewhat with a local contractor albeit materials costs would remain high.

The overall cost summary is shown to the right, and exclusions and assumptions noted below. A full breakdown is given in the NBM report.

1 Exclusions

- a) Increase on costs beyond base date of April 2025
- b) Professional Fees
- c) VAT on Works and Fees
- d) Acquisition Costs
- e) Site surveys and investigations
- f) Additional requirements from Planning
- g) Additional requirements from Building Control
- h) Planning & Building Warrant Fees
- i) Abnormal ground conditions (apart for those stated in assumptions)
- j) Working with/ treating /remediating and/or removal off-site of contaminated materials
- k) Any service diversions
- l) Work outside the boundaries of the site
- m) Asbestos removal
- n) Rot treatment
- o) Working around existing services within roof void
- p) Removal of all loose furniture / debris
- q) No allowance made for any works to entrance area
- r) No allowance for roof repairs
- s) No allowance for cladding adjustments
- t) No allowance for any hygienic cleaning measures
- u) No finishes allowed to storage room
- v) No allowance for plinths below washing machines and drier
- w) Client's Furniture, Fittings & Equipment
- x) No allowance for upgrading existing services

2 Assumptions

- a) The site will be unoccupied during the works
- b) Provisional allowance made for structural works
- c) No upgrading of Public Utilities is required
- d) No allowance for Sprinkler installation
- e) 40% Uplift for small Island location factor
- f) Preliminaries @ 22.5%
- g) Contingencies @ 10% Allowance

PROPOSED ALTERATIONS AND UPGRADES TIREE VETS PRACTICE FOR TIREE COMMUNITY DEVELOPMENT TRUST



A) OVERALL COST SUMMARY

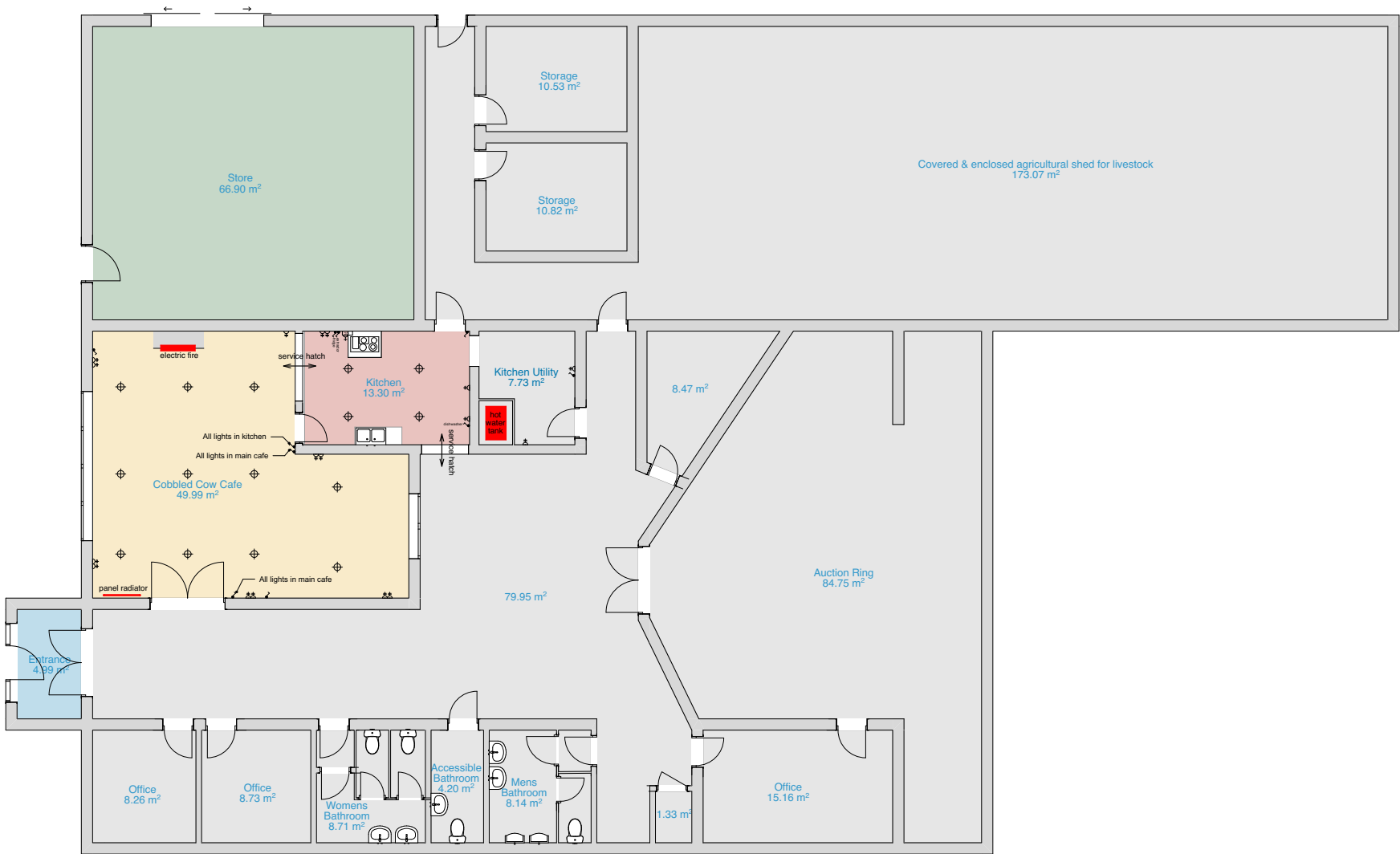
Indicative Project Costs

Dontakings / Alterations	£	16,300
External Wall Works	£	4,600
Windows & External Doors	£	7,300
Internal Doors	£	7,200
Internal Partitions & Linings	£	13,800
Ceiling Finishes	£	7,400
Wall Finishes	£	5,000
Floor Finishes	£	8,800
FF&E	£	29,700
Structural works	£	10,000
Services	£	23,800
External Works	£	8,400
Sub-Total	£	142,300
Preliminaries @ 22.5%	£	32,018
Sub-Total	£	174,318
Contingency @ 10%	£	17,432
Sub-Total	£	191,749
Small Island Location Factor @ 40%	£	76,700
Surveys & Site Investigations		Excluded
Professional Fees		Excluded
Client's Furniture, Fittings and Equipment		Excluded
VAT		Excluded
Inflation Assessment		Excluded
TOTAL	£	268,449
Cost per m ² (GFA 127m ²)	£	2,114

NOTES

Refer to Section C for specific Exclusions, Inclusions and Assumptions made in establishing the above Cost.

8. Drawings



0.

Existing Ground Floor Plan - Building Overview

1:100

Notes / Key

Health & Safety Notes

RevID	Description	Date	Drawn	Checked
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Project Status
Feasibility

Do not scale from this drawing. All existing dimensions to be checked on site prior to commencement of works or manufacturing of components. Any discrepancies to be brought to the attention of the architect - if in doubt, ask.

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Client
Tarras Valley Nature Reserve

Project Name
Tarras Valley

Drawing Title
Ground Floor Plan Overview: Existing

Drawn By	Scale at A2 1:100	Project No. 04665	Drawing Number_Rev [PP]01_
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Notes / Key

- To be insulated & heated
- Public
- Private (not lockable)
- Private (behind locked door)
- Animal crate
- Panel heater

Health & Safety Notes

C	Drawing update - removal of appliances & new sinks added	31 03 25	RM	CM
B	Add additional sinks	14 01 25	RM	CM
A	Layout alterations	08 01 25	RM	CM
RevID	Description	Date	Drawn	Checked

Project Status

Feasibility

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Client

Tiree Vets Practice

Project Name

Tiree Vets Practice

Drawing Title

Ground Floor Plan: Proposed Option 1

Drawn By RM	Scale at A3 1:100	Project No. 04781	Drawing Number_Rev [PP]03_C
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