

Doctor's Surgery: The Maples Health Centre

Canada Fields, Broxbourne
for South East Hertfordshire PCT



Practice Provision:
5/6 GP Surgery,
incorporating 6 Consulting
Rooms

Floor Area (GIA):
Surgery 846 sqm
Car Park 16 spaces

Development Value:
£2 million

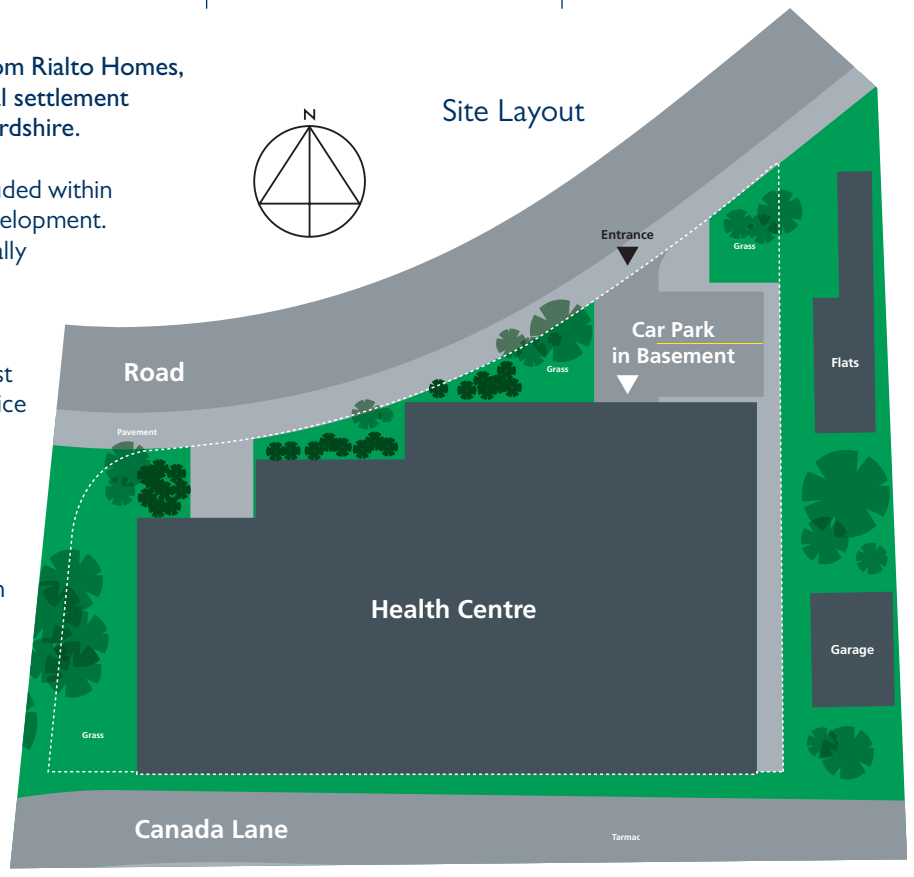
Completion Date:
January 2006

LSP secured the site by competitive tender from Rialto Homes, the developers of the Canada Fields residential settlement between Broxbourne and Cheshunt in Hertfordshire.

The provision of the doctor's surgery was included within the S.106 agreement for the Canada Fields development. The surgery site is circa 0.2 acres, which originally provided for a 1,600 sq ft (148 sqm) facility, much too small for the PCT.

LSP used their skills and worked with South East Hertfordshire PCT to provide for a 6 GP practice (845.7 sqm), to re-house a local practice in Cheshunt. Due to the size of the site, the new facility is situated above a basement car park, to enable a level of on site parking.

The development commenced on site in March 2005 and reached practical completion on programme in January 2006.



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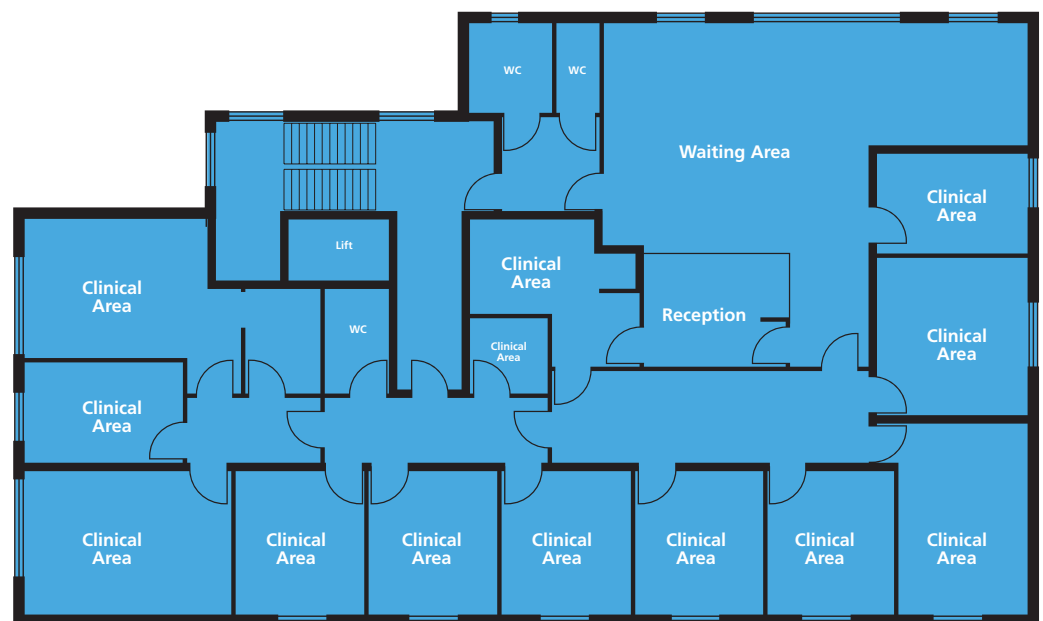


Development Team:
Project Co-ordinator:
Phil Lilley: LSP Developments Limited

Funder/Long Term Landlord:
Primary Health Properties Limited BV

Architectural Design:
Jefferson Sheard Architects

Construction:
Design and Build:
Vascroft Contractors Limited



Ground Floor Plan