Eco Impact Checklist

Title of report:
'Education Capital – Budget Allocation' - relating to the following capital projects:

1. Project Rainbow (Hawking House) – Independent Living facility (SEND)
2. Elmfield School for Deaf Children (SEND)
3. Claremont Special School redevelopment (SEND)
4. Temporary Secondary capacity – Year 7 bulge 22/23 (Mainstream)

Report author: Phil Lawrence MRICS, Senior Project Manager, for and on behalf of the Education Capital Team, Bristol City Council.

Anticipated date of key decision: Cabinet – 18th January 2022.

Summary of proposals:

1. Project Rainbow (Hawking House) – Independent Living facility (SEND)

   Construction of a new Independent Living facility at the City of Bristol College Ashley Down Campus. The project is Phase 3 of Project Rainbow, an initiative to provide residential living accommodation for young SEND adults to learn independent living skills. The proposals will build on the success of the former phases of Project Rainbow at the Brislington Centre and increase the current offer by providing a further 12 bed spaces at the Ashley Down Campus.

   The new building is proposed to be constructed on part of an existing car park and closely adjacent to the Listed Cabot House college building. The design intent is to create a contemporary intervention including timber cladding, to compliment, rather than encroach on the adjacent Listed building. The structural intent is to use CLT in lieu of concrete to reduce embedded carbon emissions. Although the contractual position for our D&B supply chain is to achieve BREEAM 'Very Good', the project will target BREEAM 'Excellent'.

   The project is currently circa RIBA stage 3, Developed Design. Subject to governance and Planning approvals, the construction programme is circa Spring 2022 – Spring 2023.

2. Elmfield School for Deaf Children (SEND)

   Refurbishment, demolition and new build at the Bristol Education Centre (BEC) in Upper Horfield, to provide a new school site for 48 Primary & Early year pupils for Elmfield school for Deaf Children. The proposals, coordinated with the adjacent Upper Horfield Community School, will provide a collated school site for both schools including a shared building entrance and facilities within.

   In addition to a full internal refurbishment, the existing car parking area associated with the BEC will be landscaped to provide a high-quality area for play and outdoor learning. It is proposed to retain existing mature trees fronting the BEC onto Sheridan Road.

Although the contractual position for our D&B supply chain is to achieve BREEAM 'Very Good', the project will target BREEAM 'Excellent'.

The project is currently circa RIBA stage 4, Technical Design. Subject to governance and Planning approvals, the construction programme is circa Spring 2022 – Spring 2023.

3. Claremont Special School redevelopment (SEND)

Full development of the Claremont School site in Henleaze, with works including demolition, refurbishment and new build. Primary & Post-16 pupils are taught at Claremont School in Henleaze with Secondary pupils currently located within an independent area of the Redland Green School site. The proposed redevelopment on the Henleaze site provides an opportunity to rationalise the estate for Claremont to enable all pupils to be accommodated on one site.

In addition to the huge benefits of co-locating all Key Stages onto the one site, crucially, the development proposals at the Henleaze site will address the unsuitability of the buildings considering the specialist needs of the pupils and services the school provides. The existing buildings are also in a poor and deteriorating condition being costly and inefficient to run and maintain.

Although the contractual position for our D&B supply chain is to achieve BREEAM 'Very Good', the project will target BREEAM 'Excellent'.

The project is currently circa RIBA stage 3, Developed Design. The programme of construction works is subject to governance, Planning approvals and timing of funding availability. With the added complexity of providing decamp accommodation for the very specialist needs, a couple of options are currently being considered for decamp into an existing (& purposely refurbished building) or using modular accommodation. For either option, specialist fit-out will be required. The current market volatility is also a consideration for the programme of the redevelopment with options to complete the development in 2024 or 2025.

4. Temporary Secondary capacity – Year 7 bulge 22/23 (Mainstream)

Due to the delay of the delivery of the DfE Free Schools Programme for two secondary schools; one located near to the Enterprise Zone and the other in the South of the city, there will be an insufficiency of mainstream Secondary places from 22/23. In response to these delays, the Council is working with existing Secondary Schools to identify proposed interventions to provide sufficient pupil places.

High level feasibility stage options have been identified at six Secondary schools with early discussions currently in progress. Due to the timescales and available programme to deliver construction works, the range of selected options are likely

to be relatively minor in nature.
Five of the six schools are of modern / recent construction (circa no older than 15 years old). Options will typically comprise of internal refurbishment & remodelling of spaces plus potential for additional external covered dining spaces.

The project is currently circa RIBA stage 1, Preparation & Brief. Subject to governance and any required Planning approvals, the construction works will likely be programmed during the school vacation(s) for completion by 1st September 2022.

Will the proposal impact on...	Yes/ No	+ive or -ive	If Yes…	
			Briefly describe impact	Briefly describe Mitigation measures
Emission of Climate Changing Gases?	Yes	+ve	Works will involve demolition, refurbishment and new build of aging and deteriorating building stock. Some of the existing buildings to be demolished are of inefficient 1960's construction. One of the buildings to be refurbished is Victorian (est. construction, mid C19th). Although there will be a net increase in building area due to the increase in student provision, the new and refurbished buildings will be designed to current standards with a fabric first approach.	Design to meet current standards, including Approved Documents parts L1A, L2A and L2B. The buildings will be designed to target BREEAM 2018 'Very Good' or above. The heating / cooling strategy and associated infrastructure will be aligned with the heating and cooling hierarchy in the BCC Core Strategy and BCC Climate Change and Sustainability Practice Note, December 2012. Consideration should be made to avoid using fossil fuels directly for heating provision. Renewables will be provided in accordance with BCC BCS14 of the Core Strategy, for a 20% reduction in emissions through the use of renewables.

			Travel to sites may increase as schools are built.	Consider sustainable transport provision including cycle storage facilities. Although the contractual position for our D&B supply chain is to achieve BREEAM 'Very Good', the project will target BREEM 'Excellent' .
Bristol's resilience to the effects of climate change?	Yes	+ve	As above.	As above. Project Rainbow Heat risk – not prone to hot spots, but always warmer than the allotment area on the other side of Ashley Down Road. Flood risk – no river or surface run-off flood risk zones. Elmfield School for Deaf Children at Bristol Education Centre Heat risk – hot spots sometimes develop over part of this site. Flood risk – no river or surface run-off flood risk zones. Claremont School Heat risk – hot spots occasionally develop over part of this site. Flood risk – no river or surface run-off flood risk zones.
Consumption of non-renewable resources?	Yes	-ve	To provide new and refurbished buildings, the proposals will require the use of building materials. There is potential for some building	The Zero Waste Hierarchy will be adopted to Reduce, Reuse & Recycle from design through to construction. Materials will be selected

			materials to be from non-renewable resources.	with consideration to the BRE Green Guide Material rating, with A+ products and materials to be targeted for selection as far as possible.
Production, recycling or disposal of waste	Yes	-ve	The proposals will generate construction waste.	For the new build and refurbishment specification, the Zero Waste Hierarchy and BRE Green Guide will be adopted – ref above. For the demolition of existing buildings, where safe and appropriate to do so, materials may be recycled or re-used on site (e.g. concrete hard core and rubble arisings). A waste management plan will be created to ensure all waste is disposed of legally and responsibly.
The appearance of the city?	Yes	+ve	The existing buildings are a mix of Victorian, 1960's and post-1960's extensions, all in deteriorating condition. The proposals are for the demolition of the 1960's buildings and post-1960's extensions. The proposals are to retain and refurbish the Victorian buildings.	The Victorian buildings will be retained, internally refurbished and externally repaired. The new buildings will be of modern design and designed to suit the respective adjacent urban environment. External hard and soft landscaping will be designed to provide both enhanced place-making and more suitable external areas. The buildings will be constructed to current modern standards.
Pollution to land, water, or	Yes	-ve	Potential pollution	All demolition works will

air?			risks, notably during demolition works will be robustly managed. Dust pollution Noise pollution during all demolition / construction activities.	be carried out under strict regulations with control measures in place for specialised and licenced contractors to mitigate harm to human health and the environment. Demolition will also require a Demolition Notice with associated control measures. Dust pollution is strictly controlled by various regulations and will be managed and controlled accordingly. Noise pollution during all construction activities will be managed with the neighbours through registering the sites with the Considerate Construction Scheme (CCS) and controlling working hours.
Wildlife and habitats?	Yes	-ve and +ve	Potential for disturbance to existing wildlife and habitats. Potential for ecological betterment and overall net biodiversity gains for the development at each site.	Specialist surveys (arboricultural, Phase ecological surveys etc.) plus additional surveys as may be highlighted within the commissioned reports (bats surveys etc.) will be commissioned at early design stage. The developments should comply with National Planning Policy Framework (2019) to minimise impacts on and provide net gains for biodiversity. In addition all works will consider the Ecological

				Emergency plan, officers could consult with Ecological Emergency Officer to look at ways to encourage net gains around ecology.

Consulted with: *Environmental Programme Manager (Energy).*

Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u>

The significant impacts of this proposal are the provision of modern, energy efficient buildings that are specifically designed to meet the needs of the SEND and Mainstream schools.

The proposals include the following measures to mitigate the impacts:

- Buildings designed to current energy efficient building standards, to also meet BCC Core Strategy and Climate Change Practice Notes, including use of 20% renewables.
- Zero Waste Hierarchy for construction materials, including material selection with consideration to the BRE Green Guide, targeting A+ materials as far as possible.
- Modern building designs to suit the urban environment with enhanced place-making for hard and soft landscaping.
- Competent and experienced design teams and contractors to be commissioned to deliver the project to ensure robust control measures are in place to manage SHE regulations and control pollution.
- Construction sites to be registered with the Considerate Constructors Scheme to ensure an independent audit to of best working practices within urban settings.
- Commission of specialist ecological surveys, plus any further specialist surveys early in the design phase to identify ecological habitat, also complying with National Planning Policy Framework (2019) to minimise impacts on and provide net gains for biodiversity.

The project will keep in mind the council Climate and Ecological emergency declarations and strive to operate in line with these key goals and aims.
The net effects of the proposals are positive. The project will involve the demolition of aging, inefficient and deteriorating building stock (1960's onwards), with the construction of new energy efficient buildings, internal refurbishment and external repair to retained buildings. The impacts on the environment and biodiversity will be considered from the outset of the design throughout the project, with significant betterment readily achievable in all areas.

Checklist completed by:

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Verified by:	*Nicola Hares – Environmental Project Manager* *3rd December 2021*

Bristol City Council
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4th November 2021