

NOTICE OF MEETING

Cabinet Procurement Committee

TUESDAY, 24TH JULY, 2007 at 19:30 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Mallett (Chair), Meehan, Diakides and Haley

AGENDA

7. ST ANN'S LIBRARY HALL REDEVELOPMENT PROJECT (PAGES 1 - 24)

(Report of the Director of Adult, Culture and Community Services) To state procurement requirements relating to the re-build of St. Ann's Library Hall.

13. ST.ANN'S LIBRARY HALL REDEVELOPMENT PROJECT (PAGES 25 - 28)

(Report of the Director of Adult, Culture and Community Services) To state procurement requirements relating to the re-build of St. Ann's Library Hall.

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Haringey Council

URGENT BUSINESS SHEET

Report Title: St Ann's Library Hall Redevelopment

Committee/Sub etc: Cabinet Procurement Committee

Date: 24 July 2007

The report is late because

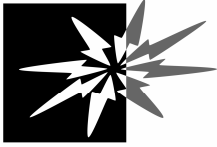
Due to the Procurement Process followed we were unable to get the tenders in until Tuesday 17th July

The report is too urgent to await the next meeting because

In order to start on site by 3rd September 2007 to meet funding requirements laid down by The Bridge New Deal for Communities, approval from Cabinet Procurement Committee is required by early August to enable a contract to be awarded by 15th August.

The Head of Local Democracy & Member Services concurs with the admission of this item.

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Haringey Council

APPENDIX A**REPORT TEMPLATE**

Agenda item:

[No.]**Report to Cabinet Procurement Committee****On 24th July 2007**

Report Title: St Ann's Library Hall Redevelopment (Part A)	
Forward Plan reference number (if applicable): NA	
Report of: Director of Adult, Culture and Community Services	
Wards(s) affected: St Ann's	Report for: Key Decision
<p>1. Purpose</p> <p>1.This report seeks Members approval to enter into a construction contract for the Redevelopment of St Ann's Library Hall.</p>	
<p>2. Introduction by Cabinet Member</p> <p>2.1 St Ann's Library Hall is a popular and well used facility. The building needs complete modernisation and The Bridge New Deal for Communities have secured funding for the rebuilding of this important community facility that will provide a cultural focal point to the community, along with many other benefits to the St Ann's area.</p> <p>2.2 I endorse the recommendation to award the contract for the construction works to the contractor named in Part B of this report and to reduce the overall cost during stage two through a Value Engineering process.</p>	
<p>3. Recommendations</p> <p>3.1 That the Cabinet Procurement Committee in principle agree to award a Design & Build construction contract to the recommended contractor at the sum detailed within part B in accordance with Standing Order CSO 11.03.</p> <p>3.2 That Members agree to grant the Director of Adult, Culture and Community Services delegated authority to finalise the contract price with the recommended contractor named in Part B of this report in accordance with the terms of the Major Works Framework Agreement, the price not to exceed the Agreed Maximum Price as stated in Part B of this report.</p>	

Report Authorised by: **Mun Thong Phung, Director of Adult, Culture and Community Services**

Contact Officer: **John Barnett (Corporate Landlord Manager) 0208 489 4498**

4. Director of Finance Comments

4.1 Funding of £950,000 is available for this project through the Bridge New Deal for Communities capital programme budget for 2007/08.

4.2 The funding must be spent by 31st March 2008.

5. Acting Head of Legal Services Comments

5.1 The estimated value of the Contract is below the EU threshold for tendering under the EU Public Contract Regulations 2006, the threshold for Public works is £3,611,319.

5.2 Regulation 19 of the Public Contracts Regulations 2006 permits the use of Framework arrangements in selecting contractors.

5.3 Adult, Culture and Community Services have advised that the evaluation is in accordance with the terms of the Council's Framework Agreement for Major Works.

5.4 As the contract value exceeds £250,000 the proposed award must be approved by Members pursuant to CSO 11.03.

5.4 Because the works need to be procured urgently so as to secure grant funding the report is seeking Members agreement to grant the authority to finalise the contract price prior to the contract being entered to the Director of Adult , Culture and Community Services.

5.5 The Procurement Committee has the power under Paragraph 1.02(a) in Part H.2 of the Constitution and section 15(7) of the Local Government Act 2000 to delegate any of its powers to officers.

5.6 The Acting Head of Legal Services confirms that there is no legal reason preventing the Executive Member from approving the recommendation set out above.

6. Head of Procurement Comments

6.1 The procurement of this contractor for the project outlined here and in more detail in Part B and the Appendices has been undertaken in accordance with the framework agreement selection processes.

6.2 Further, the best value element of the framework has been tested by the selection of three contractors to price the works.

6.3 An agreed maximum price has been established for the works ensuring that the budget for the construction works will be met.

6.4 In summary, the Head of Procurement supports the recommendation to members made at paragraph 3 of this report.

7. Local Government (Access to Information) Act 1985

7.1 Framework Agreement for Major Works, January 2006 (Project banding £250K - £999K).

7.2 This report contains exempt and non-exempt information. Exempt information is contained in Part B and is **not for publication**. Exempt information is under the following category (identified in amended Schedule 12A of the Local Government Act 1972).

7.3 Information relating to the financial or business affairs of any particular person (including the authority holding that information).

8. Strategic Implications

8.1 The Council's aim through its Library service is to encourage learning, improve employment prospects, promote social inclusion and improve the quality of life for people who live, work and study in Haringey. This project will have an integral role in achieving those strategic objectives.

9. Financial Implications

9.1 This project falls under the Major Works £250K - £999K band in the Framework Agreement. There are 12 contractors within this band. The 12 contractors were selected based on quality, price and subsequent interviews.

9.2 The preferred contractor was the second highest score based on a matrix, however the first contractor were unable to undertake the work at the time of selection.

9.3 In line with the management arrangements for the Framework Agreements, a panel is required to jointly consider the appointment of any contractor from the framework agreement. The project panel on this project was made up of the Project Manager, Construction Procurement Group and a representative from the Library service.

9.4 The Construction Procurement Group has developed a rigorous selection process

for the selection of contractors from the Framework. This process has been agreed by audit. It includes such factors as price and quality, health and safety performance, financial status, ranking under the original framework agreement evaluation process and the client's essential project criteria.

9.5 The recommended contractor has been selected as constructor partner through 'call off' from the Council's Major Works Framework Agreement and a two stage tender process has been adopted to allow early involvement due to the restricted nature of the site. Preliminaries, overheads and profit as per the pre-tendered framework rates have been agreed and a provisional construction cost based on the concept design established. Once detailed design is complete a final construction costs will be agreed. This will require some minor Value Engineering to reduce the construction cost to match the original budget as detailed in part B of this report.

9.6 A meeting was held with the selected contractor to discuss the project and determine their ability to undertake the works.

9.7 As part of the stage two process the contractor will price the packages of sub-contract work subsequent to the completed design of each package and agreed with the project consultant John Rowan & Partners LLP. The pricing of all these sub-contract packages was carried out on an open book basis and quotations provided for each package. All other works will be priced by the contractor.

9.8 The provisional sums submitted by the contractor were assessed by the consultant and found to be in line with the original cost estimates, representing value for money and in line with current market rates. All the contractor's pricing submissions have been presented on the Major Works Agreed Maximum Price (AMP) Summary Sheet. The contractor's preliminaries, overheads and profits formulas set out in the Framework Agreement were then inserted by the consultant into the AMP Summary Sheet to arrive at an Agreed Maximum Price for the project works.

9.9 The Agreed Maximum Price arrived at in accordance with the above Framework Agreement procedure is as set out in Part B.

9.10 The defects liability period is 12 months.

10. Legal Implications

10.1 The contract has been procured in accordance with EU procurement regulations through the Council's Major Works Framework Agreement.

10.2 The form of contract to be used is the JCT 2005 Design & Build with standard amendments in accordance with Haringey Council's standard operating procedure.

10.3 A condition of funding for the project agreed with the board of The Bridge New Deal for Communities is that the Council enter into a written commitment in the form of a

covenant and Service Level Agreement to maintain and provide services to the new hall for an agreed period in excess of five years and to a maximum of 25 years.

11. Sustainability Implications

11.1 Minimising this environmental impact is one of the key objectives of the project, and has been a prime consideration during the design stage. It is proposed that the building will have significantly increased insulation, double glazing, Solar powered Hot Water services and a sustainable 'green' Sedum roof along with optimising the use of natural daylight through the roof design.

12. Equalities Implications

12.1 The Councils Equal Opportunities policies have been embedded into the development of the Employers Requirements and have been fully reviewed during the pre-qualification stages and selection of the contractor.

13. Consultation

13.1 The consultation process for St. Ann's Library Hall redevelopment ran from early January through to March 2007 allowing for a detailed and thorough consultation. An ongoing exhibition runs at St. Ann's Library comprising of display boards showing details of the plans, and semi-structured comments forms to allow local residents and library users to make suggestions. A publicity campaign entitled 'Help Us Paint the Picture'... was launched at the beginning of February. Fifteen thousand leaflets were circulated around the local and surrounding areas advertising 4 consultation evenings, one for older users, one for younger users and two for the general public which gave the opportunity for those attending to view the plans, discuss them with the architect, local councillors and the head of the library service, and representatives from the NDC before completing the questionnaires generating further community and user interest in the library's development and also facilitating informed feedback.

13.2 Consultation materials have also been distributed at various locations in order to engage the wider community and non library users. 11,000 were distributed to the local area; other distribution venues included schools, youth centres, library groups and community centres and churches. Wider promotion has been achieved via articles in the local press and an online consultation database.

13.3 Specific contact was made with local community groups who use the library hall to further promote the development plans and encourage community participation. Immediate neighbourhood groups had also been contacted.

13.4 In addition, a presentation was given to Ward Councillors to ensure that they are fully informed and involved in the development process and plans.

13.5 The project has a detailed consultation and communication plan to ensure that the community is not only informed about the project but fully involved. This includes a regular newsletter, internet updates and events at the library itself such as an open day during construction.

13.6 A further aspect to the project will be the inclusion of a steering group made up of members of library staff and the local community including user groups and residents of the St Ann's area. This group will not have direct decision making powers within the project structure but will act as a consultative body.

14. Background

- 14.1 St Ann's Library Hall is a 1930's structure built from timber and asbestos cement panels. It is situated near the centre of The Bridge NDC area, off St Ann's Road and is well used by the local community. The building, along with the facilities it provides, has become dated and requires modernisation, due to its age and condition and is beyond economic repair. The building also requires investment to ensure that it remains compliant with much of today's legislation, not least of which is the Disability Discrimination Act (DDA) as access is currently limited within the hall.
- 14.2 The hall has a high utilisation rate and provides a wide range of activities that benefit the community. Skills levels in the NDC area are very low and the new hall will offer facilities for music, media and IT projects to enable young people to be involved in learning in a "fun" manner along side the existing community users. Linking the hall to the Library, as such creating one building brings a coherence to the existing library as a community facility and provides further opportunity within the local area to work with young people with low skill levels and help those who are more advanced to progress.
- 14.3 This project is to demolish the existing St Ann's Library Hall, and construct a new community facility that will bring enormous learning, social and cultural benefits to the community. Start on site is scheduled for early September 2007 with completion, including providing all equipment expected in early June 2008.
- 14.4 Construction is being funded by The Bridge NDC through its Capital Programme for 2007/2008 as laid out in the email correspondence of 4th June 2007 and is in the agreed programme with Government Office for London (GoL) with all expenditure to be achieved by 31st March 2008. Equipment and other necessary fit out requirements are being provided by the Council's Library service.
- 14.5 The restriction on the availability of funding limits the time available to complete the project with demolition planned for September.
- 14.6 A full set of Employers Requirements have been drafted and an Agreed

Maximum Price established and a planning application submitted with approval expected in August.

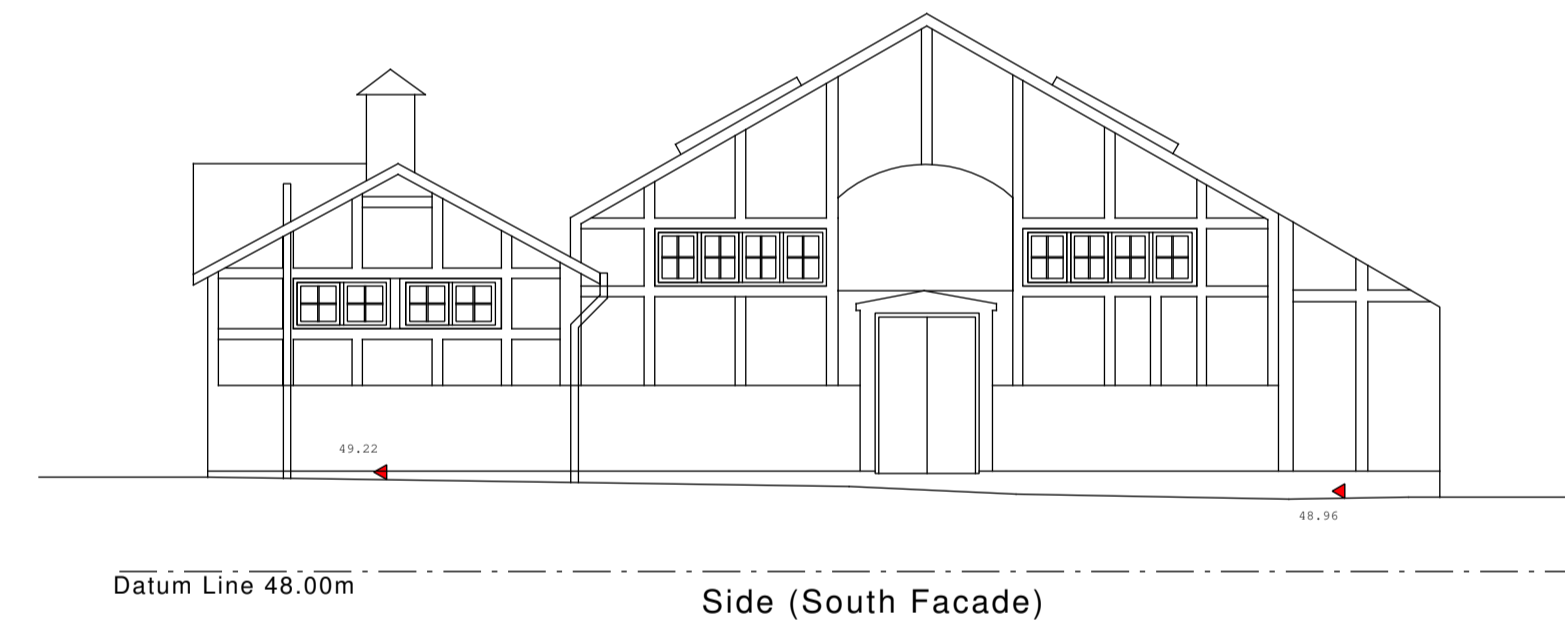
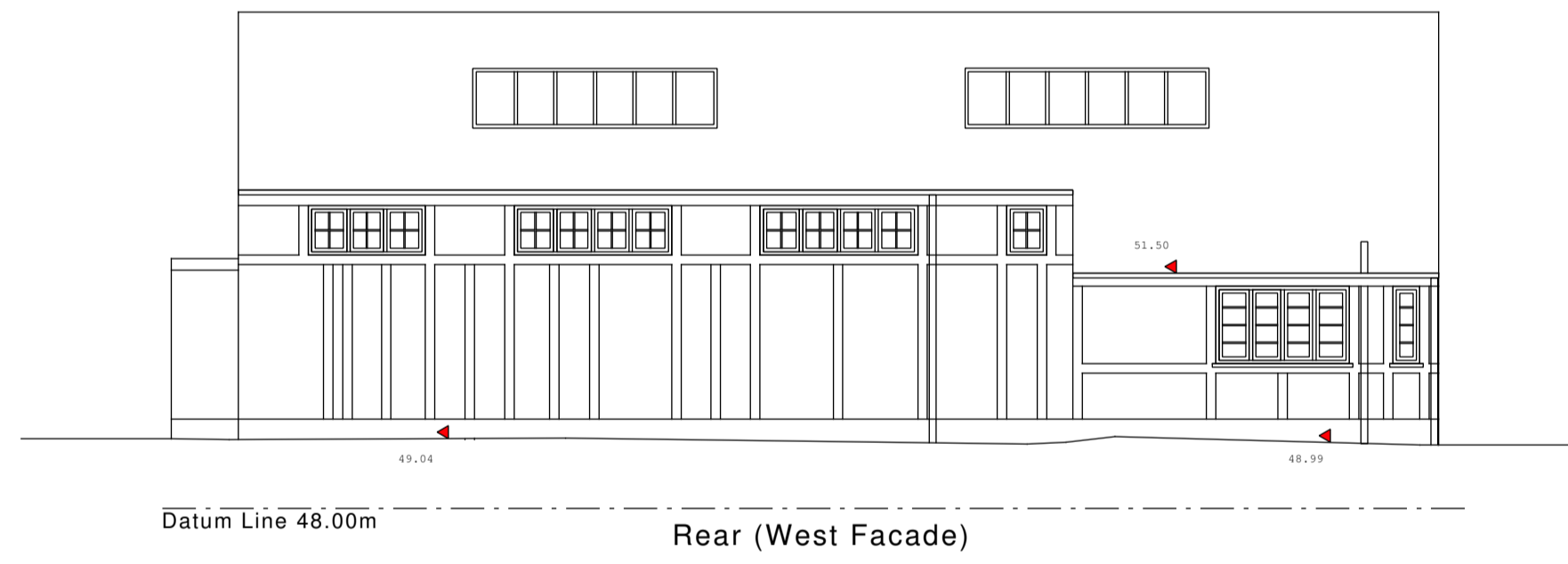
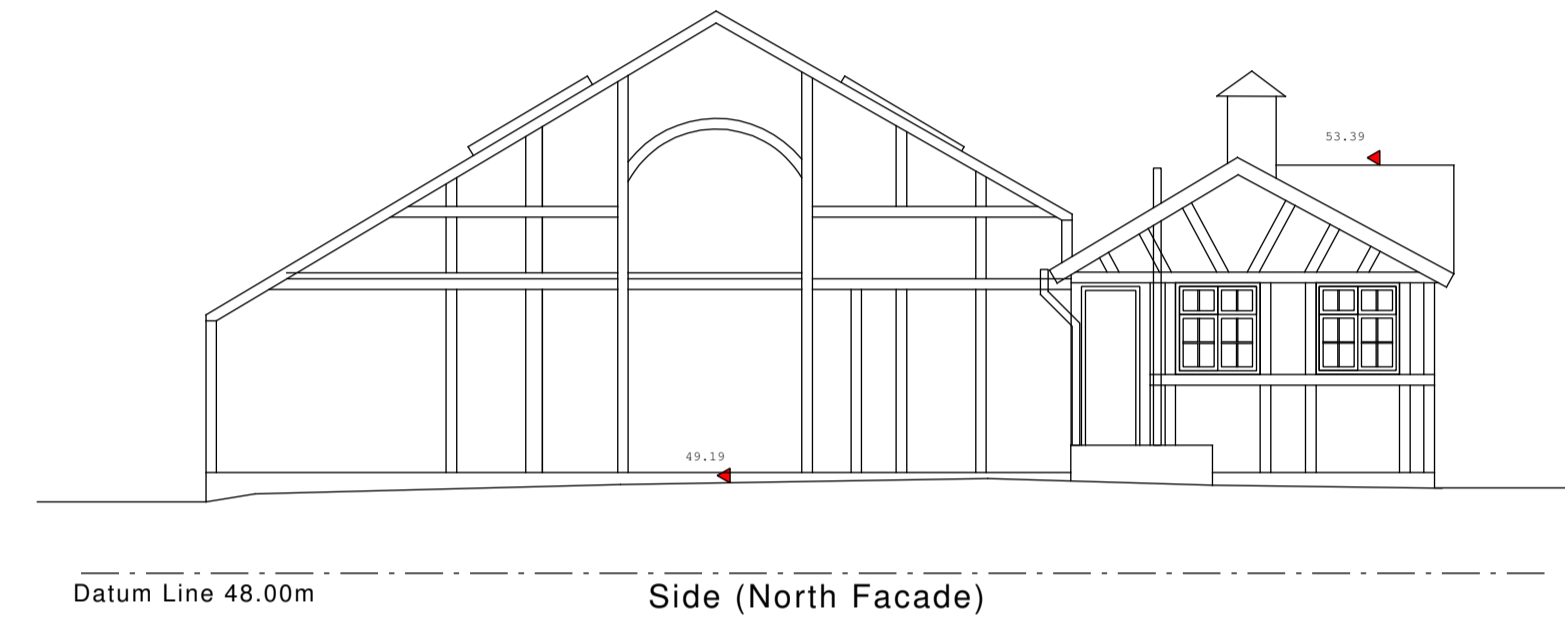
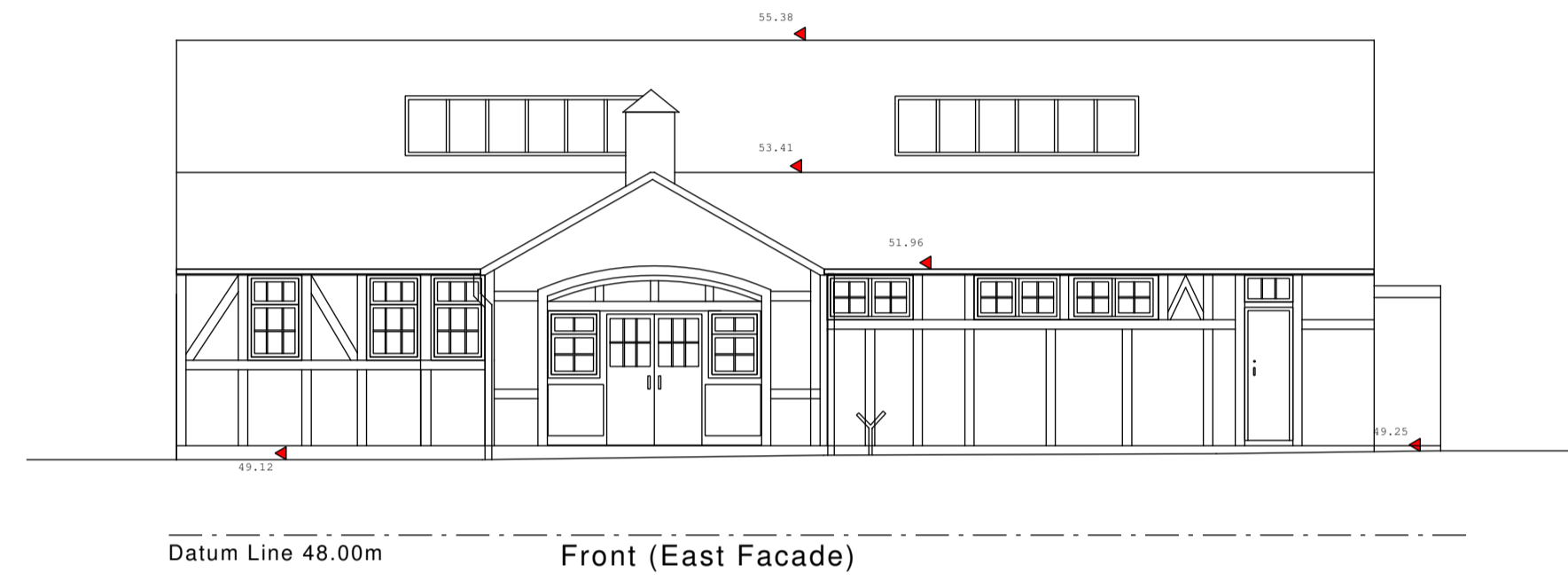
15. Conclusion

- 15.1 St Ann's Library Hall requires modernisation due its age and state of repair. Funding for redevelopment has been agreed with the board of The Bridge NDC for its capital programme in 2007/2008 and community consultation has been undertaken resulting in a high level of expectation within the St Ann's area.
- 15.2 Contractor selection has been based on the Construction Framework Agreement. With a full set of Employers Requirements in place and an Agreed Maximum Price established.
- 15.3 A planning application for the redevelopment has been formerly submitted and is awaiting approval.
- 15.4 The report seeks the approval of Members to award the contract for the sum detailed in part B.

16. Use of Appendices / Tables / Photographs

- 16.1 Part B of this report contains exempt information.
- 16.2 Appendix1 includes details of the existing building.
- 16.3 Appendix 2 is the designs submitted for planning approval.
- 16.4 Appendix 3 includes the design and access report for the proposed building.

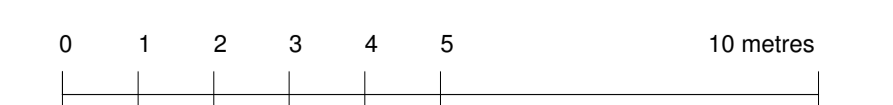
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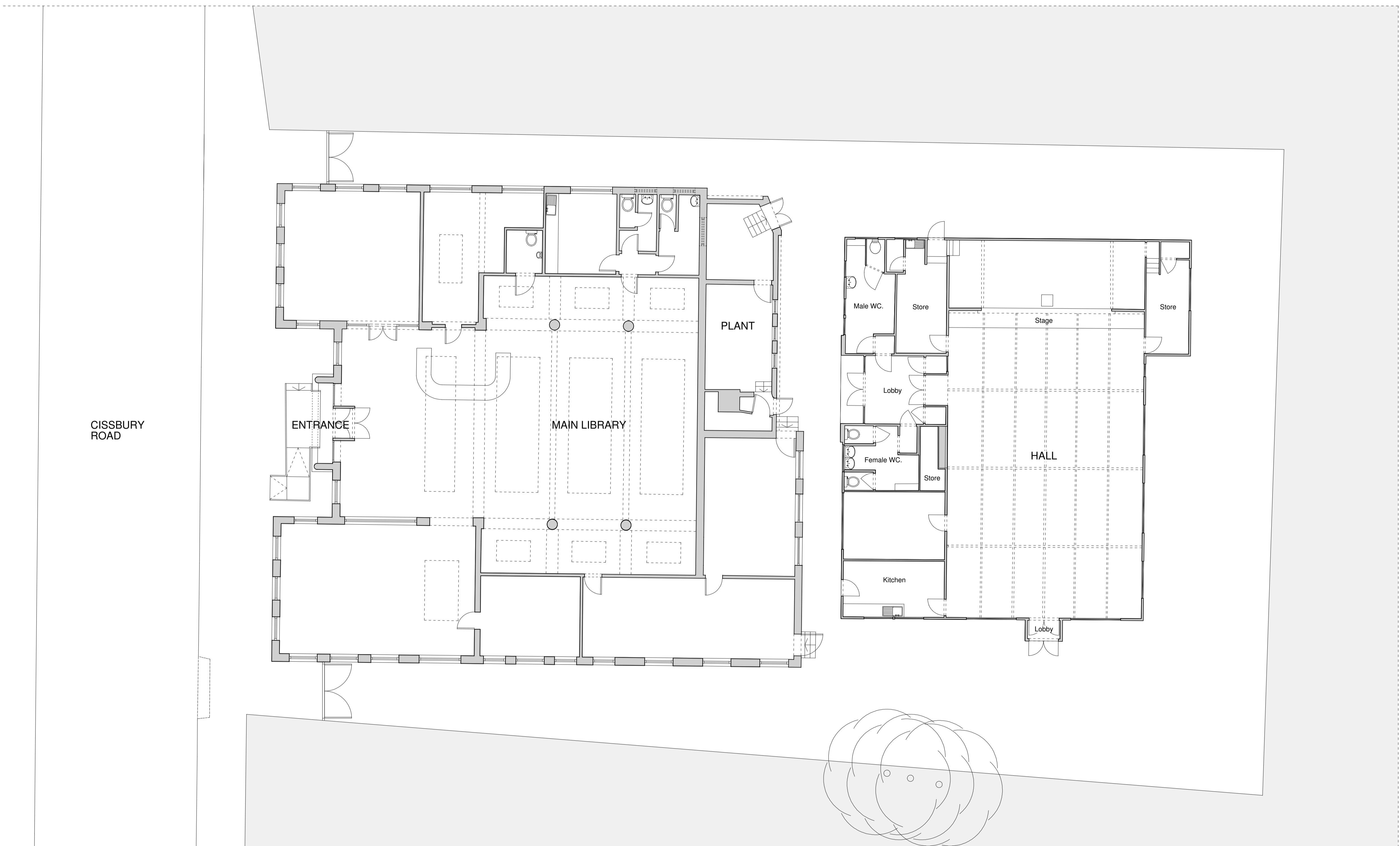


ELEVATIONS AS EXISTING

ST ANN'S LIBRARY HALL REDEVELOPMENT
 Sections + Elevations, May 2007
 DRG: STA/011

John Miller + Partners with Sidell Gibson
 Architects

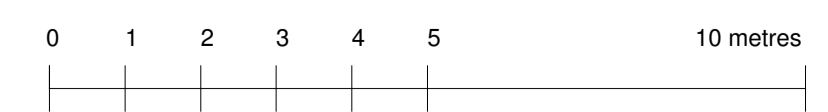
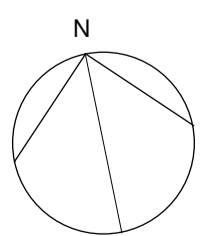




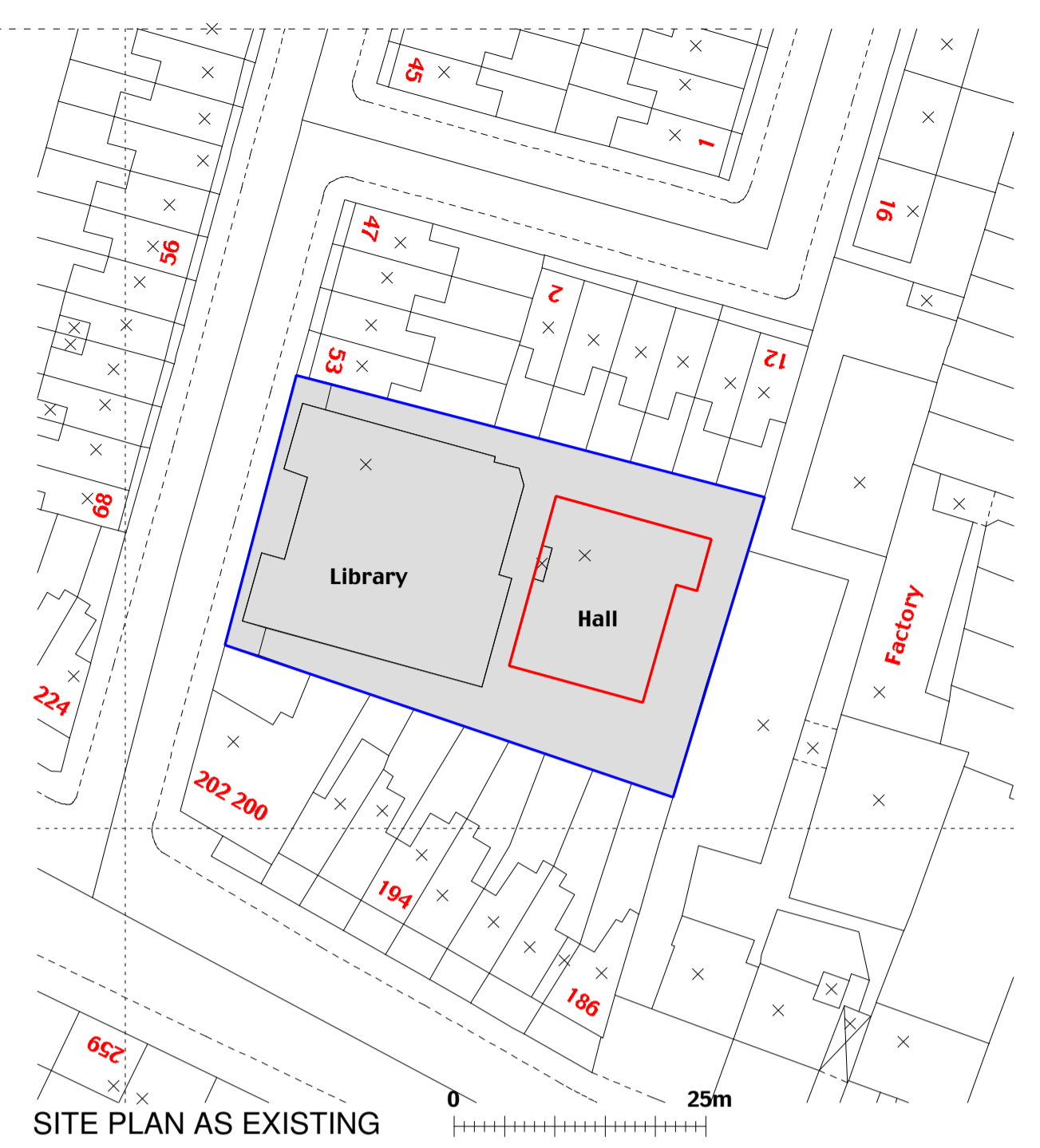
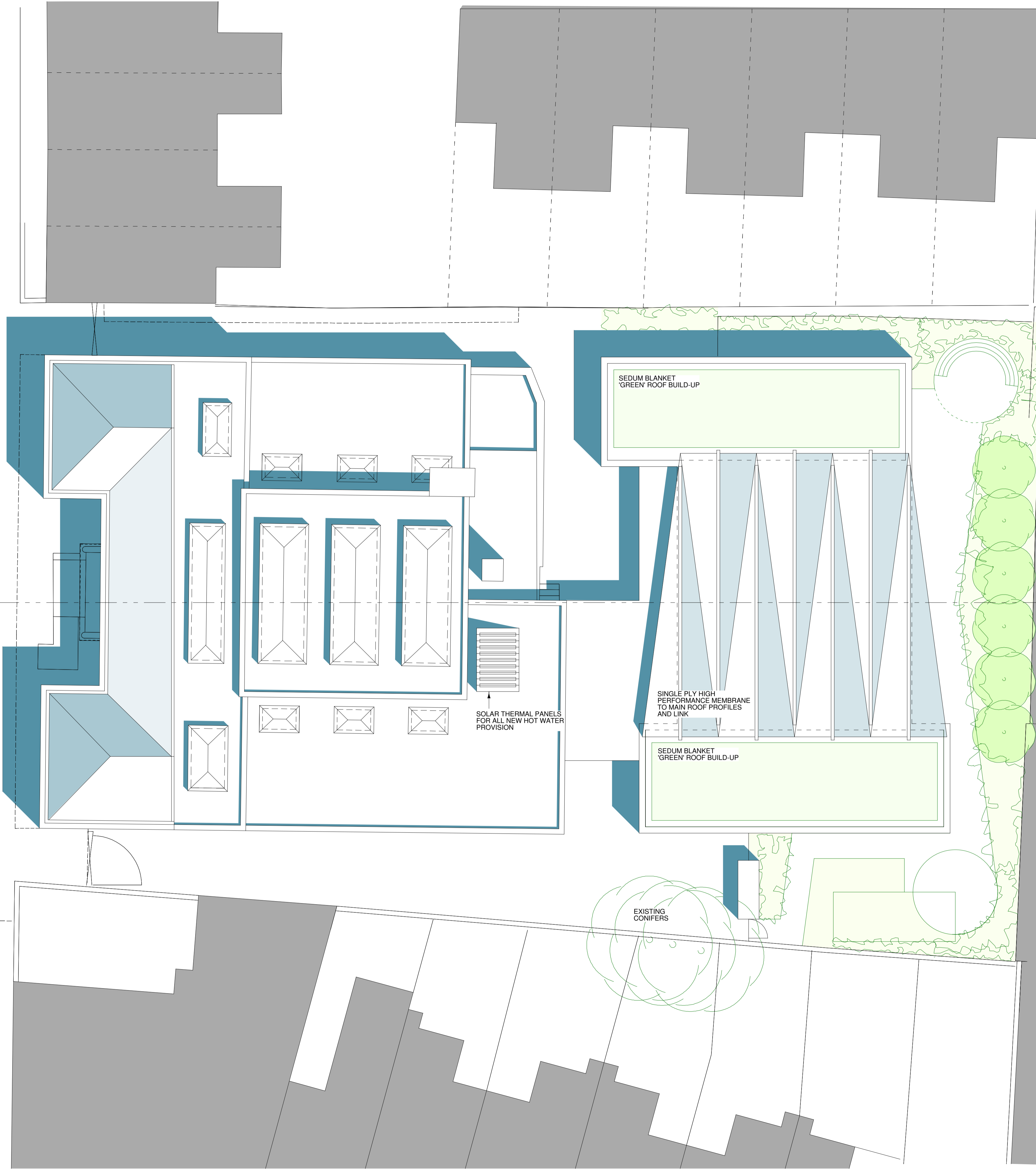
PLAN AS EXISTING

ST ANN'S LIBRARY HALL REDEVELOPMENT
Plan as Existing, May 2007
DRG: STA/010

John Miller + Partners with Sidell Gibson
Architects



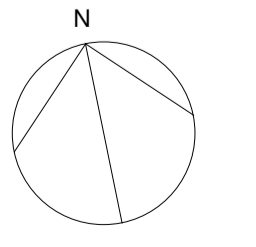
CISSBURY ROAD



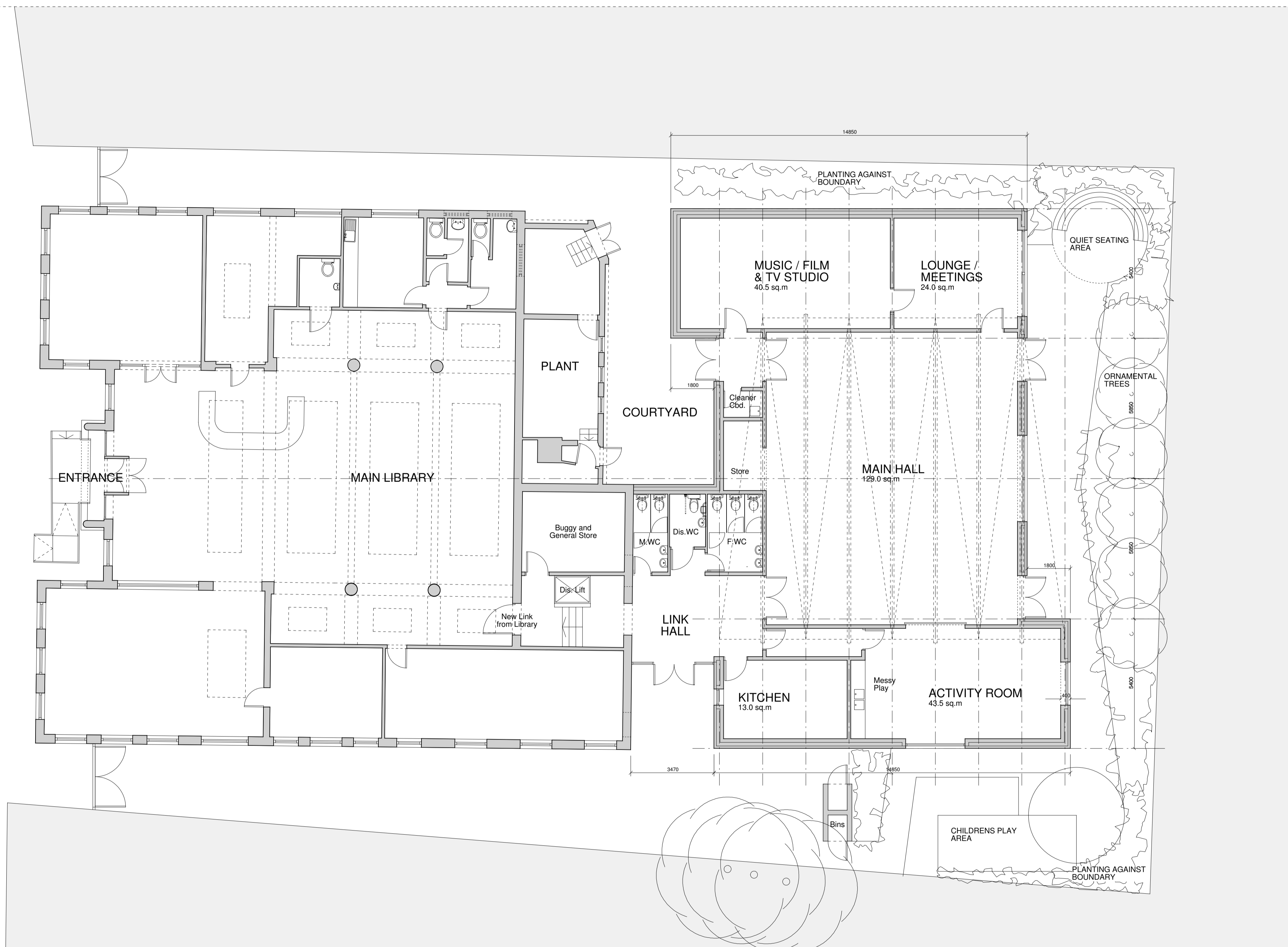
SITE PLAN AS PROPOSED

ST ANN'S LIBRARY HALL REDEVELOPMENT
 Site Plan - Existing / Proposed, May 2007
 DRG: STA/001

John Miller + Partners with Sidell Gibson Architects



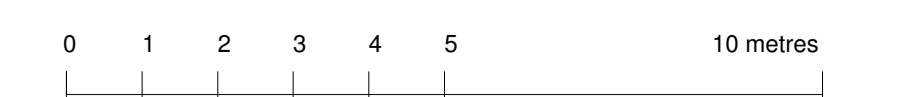
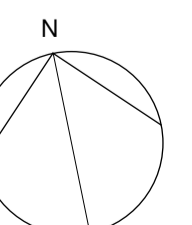
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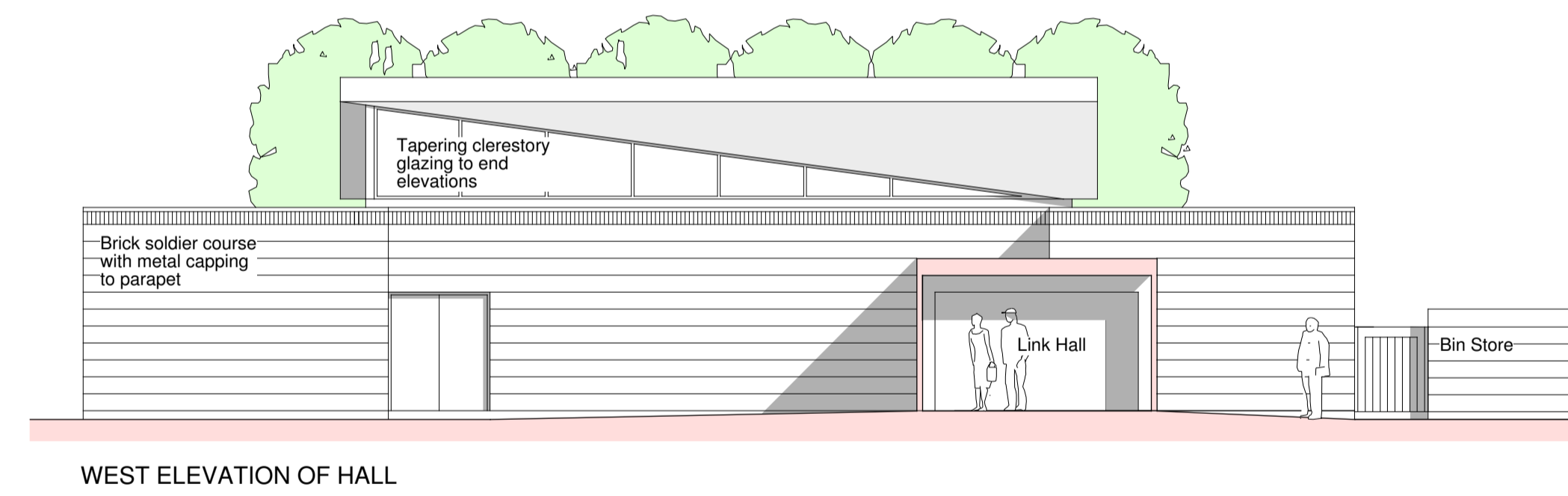
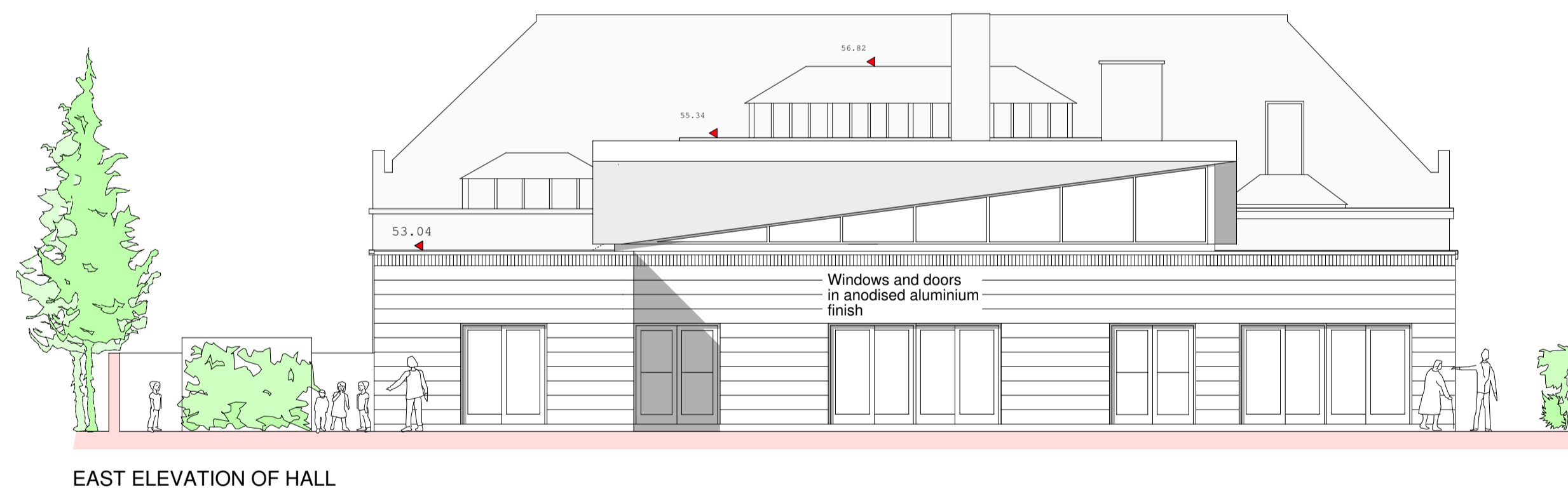
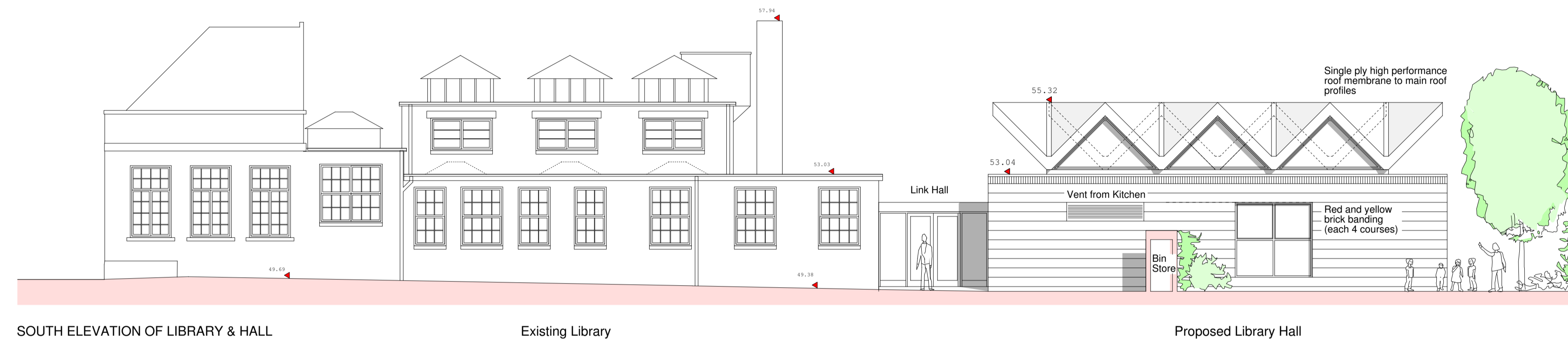
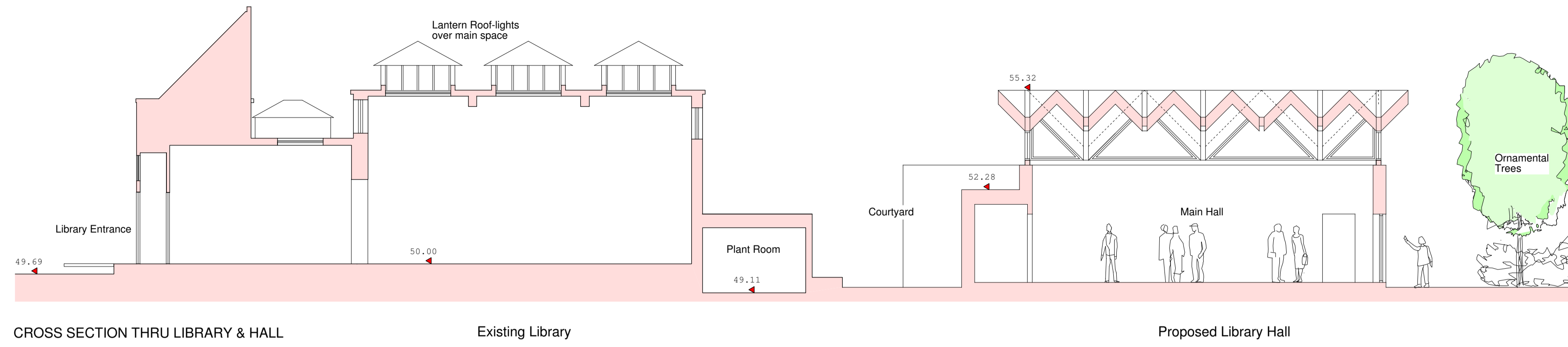


PLAN AS PROPOSED

ST ANN'S LIBRARY HALL REDEVELOPMENT
Plan as Proposed, May 2007
DRG: STA/020

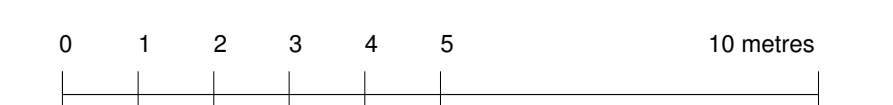
John Miller + Partners with Sidell Gibson
Architects





ST ANN'S LIBRARY HALL REDEVELOPMENT
 Sections + Elevations, May 2007
 DRG: STA/021

John Miller + Partners with Sidell Gibson
 Architects



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DESIGN & ACCESS REPORT

St Ann's Library Hall Project - Cissbury Road London N15

5PU

1.0 Introduction

In November 2006 John Miller + Partners with Sidell Gibson were commissioned by L B Haringey Libraries, Archives and Museum Services to prepare designs for the redevelopment of St Ann's Library Hall. The project is situated close to the centre of the NDC area and aims to improve and enlarge the already well used community facilities provided and to assist in the local target for improvement in educational performance and help NDC residents to take up employment and training. An extension to the library offers the opportunity to work with young people and the elderly to become involved in learning and to improve skills level.



2.0 Context / Site

Streetscape and Visibility

Cissbury Road Branch Library is located in a predominantly two-storey terrace residential road, with retail units on the corner of St Ann's Road.



The existing library hall is not visible from the street, being sheltered by the main library frontage. The hall is a single storey free standing building set at the rear of the Library with planted and hard landscaped space on three sides and a narrow alley between it and the library on the forth side.

The rear garden walls and fence of the adjoining two-storey terrace housing and a single storey workshop unit form the boundary surrounding the site.



Existing Envelope

The hall consists of a timber structural frame with lightweight panel in fill. The pitched roof is of bituminous felt finish supported on timber roof trusses. The fenestration comprises timber casement windows, clerestory windows and rooflights.

The main Library consists of a single storey symmetrical façade with pitched roof fronting Cissbury Road. The library is also planned symmetrically comprising a double-height central reading space, with two wings of supporting accommodation behind a constant parapet line. The materials on the main elevation are warm red brick walls on a stone base and tiled roof, with stock bricks to the flank and rear walls and asphalt flat roofs. Windows are generally are a mixture of metal and timber.



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Access/Routes

The hall already is a well used local amenity, being served by good public transport links and a network of pedestrian routes. Public access to the hall is via gated passages on both flanks of the main library fronting onto Cissbury Road, with the wider approach to the rear being on the S.W. side nearest to the St Ann's Road junction. A dropped kerb from the road allows limited vehicular access into the rear of the site for delivery and service vans.

A rear exit from the library also leads to hall and the adjacent side passages.



Levels

The main library frontage is raised approximately 300mm above pavement level, and steps and ramp provide access for all into the library. The side passages slope gently into the rear site, which leads directly to a level entrance to the existing hall. The level of the hall is approximately 575mm below the main library floor level.

3.0 Existing Building Conditions

Existing building fabric

The Library Hall is generally in a poor state of repair. The main roof has damage from water ingress and internal condensation, which necessitates a major roof overhaul. The building has almost no thermal insulation in either the roof structure, external wall envelope and floor slab causing extreme fluctuations to the internal temperature. Windows and roof lights are difficult to operate, are single glazed and have no solar controls. The general construction is poorly fitting and causes a leaky non-airtight interior, and is without the benefit of mass provides little or non sound and acoustic insulation.

See Fulcrum Consulting report on the existing Mechanical and Electrical services conditions.

Asbestos

The current type 2 asbestos report identifies widespread use of asbestos within the hall. The most significant items are the internal wall particleboard finish to all partition walls, together with asbestos lagging to pipe work etc.

In summary from the view of Health and Safety, thermal performance, energy consumption and acoustic insulation, the existing hall requires radical and wholesale upgrading to meet current building legislation. The conclusion reached is therefore that the more cost beneficial option to meet the brief is to demolish the existing hall and redevelop the site.

4.0 Brief Requirements

The existing library hall is already well used and is well placed for extended use, for the benefit of the whole community.

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Current activities range from toddler groups, messy play and a toy library, onto more structured learning such as Kumon Maths and CONEL English classes and Venture Group of the Blind. Youth activities include music and dance workshops and family groups include family learning drama, church services and ministry.

The elderly participate in older and bolder line dancing and community groups hold lunches, functions and catered events. The hall also acts as a drop in centre.

The expanded facility should provide flexible space for multiple use, to involve all ages, with inclusive access. Expanded facilities include NDC Youth Forum music studio and IT, multi-purpose activity space, space for the elderly, sympathetic to their needs, improved catering and ancillary accommodation.

The brief also requires the hall to directly attach itself to the library. In normal opening hours it is intended to enter the hall from the main building. Out of hours entrance/egress is provided externally via the side access approach.

Servicing is intended from the side passage, with associated refuse provision.

The outside space adjoining the hall is to be accessible from the spaces within providing secure seated and community planted areas for recreation and hard areas for toddler play.



5.0 Access Statement

The design appraisal covers the site entrances, facilities, horizontal and vertical circulation within the proposed new building. Stores, plant rooms and kitchen production and the existing building are not covered in this document.

The Criteria for Assessment for Access are:

The need to maximise access to and use of the building and facilities for customers, user groups, staff and other visitors

Provisions in Approved Document Part M of the Building Regulations

Current guidance on the provisions of the Disability Discrimination Acts 1995 & 2005

Need to observe reasonable functional practicalities of implementing action to improve access.

Factors contributing to accessibility

Many factors contribute to accessibility the most obvious being the building shell. However, it is critical to consider fixtures and fittings, also furniture and equipment.

It is also very important to consider how the building is used.

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Awareness and attitudes of staff are critical if the safe and convenient use of the building is to be preserved. How a building is managed in the daily running will have a huge impact on how easy the building is to be used by disabled people.

Approach & Entry

Approach is directly from Cissbury Road footpath, leading to the existing Library front entrance doors, via a short pedestrian ramp and steps, already provided to make the Library accessible. Alternatively, a gated external side entrance leads directly to the side entrance doors to the new building foyer/lobby. The double action swing doors provide level access.

Normal access to the new building is expected to be through the existing Library via a new opening doorway 1000mm wide providing level access to the upper connecting entrance lobby to the new building.

Signage and way finding systems will contribute to the legibility of the building. Although these are not yet specified they should follow good practice and relevant British Standards.

Horizontal and vertical circulation

Although the new accommodation is on one level, it connects internally to the upper library level by a platform lift, wheelchair accessible linking the two ground levels. A short flight of shallow steps also provide access for ambulant disabled use. Safe access and egress is also provided by the side entrance, with level entrance through double swing doors leading to the side passage and public footpath.

Facilities

Level access is provided to all internal facilities. Architectural elements such as doors, floors and walls will be carefully defined to establish visual contrast. Floors will be specified with non-slip, low sheen surfaces.

Acoustic detailing of the main space includes perforated timber panels, which together with the inherent fragmented shape of the soffit will reduce sound reverberation, although further acoustic detailing is essential.

All doorways provide a minimum of 800mm effective clear width door and to be specified with adjustment requiring less than 30N force to open.

WCs

WC facilities are provided in the entrance lobby threshold space, comprising male and female facilities with one cubicle in each for ambulant disabled people, with an activity space that meets current provision. A pull down baby changing facility is designed for the female lavatory as well as in the separate unisex disabled cubicle measuring 2.2m by 1.5m wide.



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Management Issues

At this stage it is difficult to confirm management procedures, other than to note that the Library will need to establish policies, practices and procedures to ensure that the building remains accessible once occupied.

6.0 Proposals

Massing/Appearance

The proposed new library hall echoes the massing of the existing front library by planning the main hall as a central space, on axis with the front building, and projecting above two equal side wings of accommodation. However, the height of the central volume is lower than the apex of the existing library hall, to be demolished.

The line of the flank walls of the front library, set building lines which define the edges of the proposed building. Similarly, the parapet heights of the new side wings are at the same height as the existing front library.

The roof profile of the projecting main space is a series of folded pitched roof sections, which refer to the immediate context of the saw tooth roof forms of the rear extensions of the surrounding dwelling.

Window fenestration is generated from the internal functions, with little or no windows provided to acoustically sensitive areas, such as the kitchen and studio, which are proposed to include attenuated grilles for ventilation. Larger windows and sliding doors are proposed to give access to the south facing garden areas.

Materials

The main envelope is proposed as facing bricks to match the warm red and yellow stock brick of the existing library, alternating in horizontal bands every fourth course.

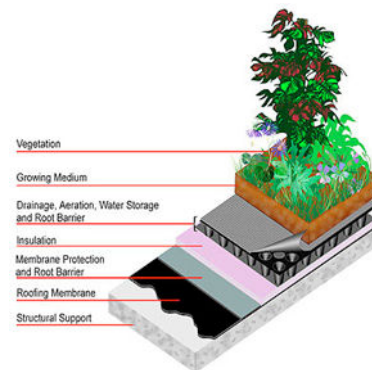
Windows and screens are proposed as high performance aluminium assemblies with gunmetal grey anodised finish.

The finish of the folded roof profile over the main hall is proposed as a single ply membrane, self-coloured, mid grey in keeping with the slate roofs of the surrounding dwellings. The fascias are of matching powder coated metal pressings.

The flat roofs to the side wings are proposed as “extensive green roofs” finished in self-maintaining sedums, to provide a living, colourful and sustainable finish to benefit the surrounding outlook.

Internal materials comprise a self finished perforated maple veneered plywood soffit to the main space, proposed to provide acoustic absorption and visual warmth to the space.

Internal walls are generally load bearing masonry, with dense



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render and smooth skim finish, to provide exposed thermal mass as an energy store.

Floor finishes are either hard wood flooring in the main space, and vinyl sheet or carpet in all other areas as appropriate to function.

Landscaping

The existing community garden, is intended to be regenerated, with the major structure planting being stored on site during construction and recycled and integrated into a larger community garden. Apart from the inclusion of small scale ornamental tree planting, the existing quality of the garden should be maintained and enhanced by shrub planting, seated areas and paved areas and a secure, safe outdoor toddlers play area.



A screen wall and 1.8m gate that lead onto the side entrance service are provides access into the rear garden area.

7.0 Traffic Impact/Serviceing

As the building already currently offers a wide range of facilities for local community use, it is believed that day to day traffic impact will not significantly increase in scale. Any potential enlarged impact of traffic may also be mitigated by an active management policy and careful timetable of activities.

8.0 Structural Concept

Subject to the finding of site investigations and trial pit analysis, the proposed structure is as follows.

Foundations are traditional strip concrete footing supporting load bearing masonry, with insulated ground bearing floor slab.

Walls are load bearing, full-fill insulated cavity construction, with internal solid masonry load bearing internal partitions.

The main roof is formed of single spanning prefabricated mono pitch timber roof trusses, bolted together at an inclined angle of 45 degrees, supported on stub steel columns. Roof finish is a single membrane sheet on continuous plywood decking and full fill insulation.



The side roofs consist of metsec steel beams spanning onto perimeter masonry, supporting continuous plywood decking and a propriety extensive green roof system by Bauder ltd.

9.0 Sustainability and Energy Performance

The building aims to embody passive energy saving principles. These are to include high internal building mass combined with night time ventilation, solar protection to windows and clearstorey

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lights to reduce external heat gains, super thermal insulation to the building perimeter, combined with airtight construction. The green roof also provides a cooling mass in the summer, and control of rainwater run off, in storms.

Solar thermal panels fixed at the optimum angle of 32 degrees to the south, are proposed to be installed on the existing flat roof of the existing building, to provide hot water for domestic and catering use. For full information on mechanical and electrical engineering services see Fulcrum Consulting's design report.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is exempt

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