

Riverside Day Nursery Relocation

Sustainability Statement

February 2016

Location: East Reading Adventure Playground Association, Palmer Park, London Road,
Reading, RG1 3PA

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1.0 Context

Reading has a rising demand for primary school places and is estimated to require over 2,500 school places across the Borough by September 2016. Many of Reading's schools are either at capacity or approaching capacity and in order to provide sufficient primary school places, the Council is proposing to expand a number of schools in the areas of greatest need.

Following a comprehensive assessment of need which included 'Let's Talk Education' public consultation events in Autumn 2012 and Spring 2013, thirteen schools across Reading have been identified for development to create the additional pupil places.

Riverside Day Nursery is a 42-place nursery caring for children aged 0-5 years and currently operates as a self-contained nursery within New Town Primary School, Reading. New Town Primary School is identified as one of the schools for expansion from a one form of entry (210 pupils) to a two form of entry (420 pupils). As part of the school expansion, Riverside Day Nursery needs to be relocated off-site.

The single-storey recreation hall at Palmer Park, currently managed by East Reading Adventure Playground Association (ERAPA) has been identified by Reading Borough Council as the site to relocate Riverside Day Nursery. The location is within the current catchment area for nursery.

Until recently, the ERAPA recreation hall was home to Barty Bears Playgroup. Since the closure of the playgroup, the building has been hired for occasional children's parties and community events. Reading Borough Council has taken-over ownership of the building from 1st January 2016.

The recent infrequent use of building has attracted anti-social behaviour (unauthorised access on the roof) and increased vandalism which has dampened the perception of the building by some locals and users of the park. A lack of maintenance has led to building fabric in need of repair, external play equipment unusable and interiors in need of modernising.

This project proposes to refurbish the existing building and upgrade services with an aim to refresh and maximise the potential of the building as a community facility in a public park. Re-using a modular nursery building from another site, located adjacent to the ERAPA recreation hall will provide the additional accommodation required for Riverside Day Nursery with the existing building continuing to offer community access.

It is proposed that BREEAM accreditation is not sought for this scheme however, the intention remains to achieve a development with low environmental impact, ensure best environmental practice is incorporated into the design and construction, and to raise awareness amongst the occupants of the benefits of environmental best practice.

When designing the proposed nursery relocation project, the following key areas of Reading Borough Council's Sustainable Design and Construction policy have been considered in order to use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and to take account of the effects of climate change.

Key sustainable principles listed below:

- Facility relocated within catchment to minimize travel by users and support a Green Travel Plan
- Maximise the potential of the ERAPA recreation hall as a public facility in a public park, in turn improving surveillance of the building and immediate surroundings
- Flexible layout to support shared use.
- Re-use modular nursery (3 year old) and canopy to minimise material waste associated with construction and offer benefits in terms of time and cost.

- Modular building orientated to maximise solar gain in winter months and canopy to provide shading in summer months
- Upgrade electrical and mechanical systems to improve energy efficiency
- Natural ventilation strategy
- Simple to operate, control and maintain building strategies and systems
- Improved indoor environment and building user comfort
- Adoption of 'Soft Landings' approach to maximize building performance and reduce energy use via improved engagement with user/ training
- Protect the natural environment

2.0 Management

2.1 Sustainable procurement:

Key representatives for the nursery have been involved in the development of the project proposals.

Roles and responsibilities for the Client, Design and Contractor Teams, for the design, construction and handover phases of the project have been agreed and documented.

The procurement process utilizes the South East Construction Framework. The advantages of using this procurement strategy include:

- Simpler and quicker procurement
- Efficient management
- Efficient use of resources
- Collaborative working
- Streamlined supply chain
- Economies of scale
- Increased purchasing power
- Reduced waste
- Sustainable product
- Use of local subcontractors and suppliers
- Employment opportunities via training, work placements and apprentices with both the main contractor and their supply chain

The contractor appointed to construct Riverside Day Nursery relocation and New Town Primary School expansion projects is MIDAS Construction, under the iESE framework.

As part of their winning bid they have made commitments to providing training and apprentices.

2.2 Responsible construction practices:

The contractor will register the project with the Considerate Contractors Scheme and will achieve the compliance score of 32 or above.

2.3 Construction site impacts:

A key objective of this project is the re-use of a modular nursery that is no longer required at its current location, and minimal modification of the existing building, achieving only limited demolition works and minimal construction waste.

MIDAS will be responsible for monitoring, recording and reporting energy, water and transport consumption data resulting from all the construction processes during the Construction Phase, including the transport of construction materials and waste.

MIDAS will also operate an Environmental Management System (EMS) covering their main operations.

All timber used on site for the project will be FSC certified (legally harvested and legally traded timber) in accordance with the UK Government's Timber Procurement Policy and implement best practice pollution prevention policies and procedures on site (for noise, air & water).

2.4 Stakeholder participation:

Monthly client meetings have taken place with the client department and nursery since project inception to agree a brief, identify site constraints, understand client aspirations, highlight key objectives and develop the proposals. The contractor was appointed to join the Project Team prior to submitting the planning application to advise on buildability, market pressures, programming and site logistics. Client meetings will continue throughout the project duration. Key stages of the project have and will be signed-off by the client and end users.

The project will adopt a 'Soft Landings' process which in addition to early consultation described above, will encourage further engagement with building users. This is to ensure that users have a full understanding of how to optimize the performance of the building and its services following handover.

A Programme Board has been set up to discuss and monitor matters that affect the programme of work and report to Members.

A communications strategy and consultation plan, including timescales, is in place.

The proposals were exhibited at the East Reading Festival held at Palmer Park 14th June 2015. A further planning exhibition was held 22nd July 2015. Feedback was generally supportive and encouraged the improved usage of the building.

Design, technical and gateway reviews have been undertaken by independent facilitators at key stages of the project and will continue throughout the project.

An access statement has been developed and reviewed by Hampshire County Council Access Officer.

2.5 Commissioning:

A schedule of training for the building occupiers will be arranged at the appropriate stage. The Health & Safety file and Operational & Maintenance manual along with a simplified 'Building User Guide' will be handed over to the nursery upon completion. This will be in the form of a Building Manual in accordance with the Building Regulations (Requirement L1(c) of Part L2A & B – Conservation of fuel and power in buildings other than dwellings).

A commissioning programme for the new development will be agreed, scheduled and implemented, including seasonal commissioning to cover the first 12 months. Aftercare will be responsibility of the contractor for the first 12 months before the nursery take-over ongoing responsibility.

The building design and procurement process will also adopt the principles of 'Soft Landings' a national initiative to maximize building performance after handover and has been shown to significantly reduce in use carbon emissions against design estimates. The process includes provision of an easy to read

building user guide, seasonal commissioning of building services and a post occupancy evaluation after 12 months.

3.0 Health and Wellbeing

3.1 Visual comfort:

Windows will provide natural daylight to all spaces. A canopy to the south of the modular nursery will protect the main play spaces from over heating during the summer whilst making use of low winter sun to allow solar gain during winter months. A belt of mature trees to the West of the building will also provide shading.

Day lighting and controls will be designed to CIBSE standards.

Blinds to windows will control glare.

3.2 Indoor air quality:

An air quality assessment has been carried out to confirm the location of the nursery is considered low risk for air pollutants.

A natural ventilation strategy will be achieved with openable windows. Toilets will be vented with localized mechanical extracts.

3.3 Thermal comfort:

Simple to operate, control and maintain building strategies and systems will be implemented. The Building will have thermal zoning to assist community use and provide occupants with localized controls.

3.4 Water quality:

All water systems will be designed and maintained to control the risk of Legionella.

Drinking water will be accessible at multiple locations within the proposed buildings for both pupils and staff.

3.5 Acoustic performance:

The development will be detailed to achieve appropriate reverberation times and suitable internal ambient noise levels.

3.6 Safety and security:

The need for vehicles close to the building is avoided due to parking, drop-off, deliveries and emergency access utilising the surrounding roads and Sports Centre car park. The network of paths in Palmer Park will be used to access the nursery.

The safety, wellbeing and security of the pupils is of paramount importance. Security and crime prevention measures have been considered as part of the project where appropriate, such as:

- 2.4m high perimeter fencing
- Shutters and grilles to windows
- Intruder alarm remotely monitored
- Mitigation measures to prevent unauthorized access onto the roof

4.0 Energy

4.1 Reduction of emissions:

The design and implementation of the engineering services for the proposed works will focus on delivering low energy installations to minimize energy consumption.

In order to improve energy efficiency of the existing building, the following measures have been incorporated:

- Replace electric storage heaters with gas boiler and radiators.
- Provide low energy light fittings and room occupancy sensors to reduce the consumption and wastage of energy.
- Provide a point of use water heaters to reduce the consumption and wastage of energy to heat hot water via long pipe runs.
- Natural ventilation strategy

New lighting will feature user friendly controls for presence detection and daylight linked dimming where appropriate.

The heating system will be via low emission gas fired boiler.

4.2 External lighting:

The scope of the external lighting is to comprise bulkhead lights over the main entrance and external doors.

External lighting will comprise low energy fittings typically high frequency fluorescent and/or discharge lamp, wall mounted and under canopy luminaires to illuminate all final exits from the buildings. All external lighting shall be controlled via a combined photo electric cell and time switch control with manual override facility.

4.3 Energy efficient equipment:

Appliances and equipment will be reused from the existing nursery.

5.0 Transport

5.1 Public transport accessibility:

The proposed location for the Riverside Day Nursery on the edge of Palmer Park is well connected to the local bus network, on nearby London Road and Wokingham Road.

5.2 Proximity to amenities:

Local shops serve the immediate surroundings along London Road, Cholmeley Road and Wokingham Road.

5.3 Cyclist facilities:

Secure cycle storage provision for the Riverside Day Nursery will be provided as detailed in the Transport Assessment and agreed with RBC Highways Department.

5.4 Travel Plan:

A Travel Plan will be produced in consultation with the school to encourage sustainable modes of travel to the nursery. The plan will be produced with assistance from RBC's strategic transport team.

6.0 Materials

6.1 Life cycle impacts:

The strategy to re-use the modular nursery unit and canopy minimizes material waste associated with new build construction and minimizes on site duration.

6.2 Responsible sourcing of materials:

The Contractor will be encouraged to specify responsibly sourced materials for key building elements, such as all timber used on site for the project will be FSC certified.

6.3 Design for robustness:

Finishes specified will be robust and suitable for the use, and suitable durability and protection measures will be incorporated to vulnerable parts of the building.

The future maintenance of the proposed building has been considered by specifying materials, equipment and finishes that are durable and have low maintenance characteristics. All equipment that requires regular maintenance is to be easily accessible to allow the task to be performed efficiently.

7.0 Waste

7.1 Construction waste management:

The contractor will be encouraged to effectively manage and promote reduction of construction waste, demonstrated in a Site Management Plan.

7.2 Operational waste:

The waste storage and collection strategy for the Riverside Day Nursery will continue the current arrangement for the ERAPA building.

8.0 Land Use and Ecology

8.1 Site selection:

As previously noted, Reading has a rising demand for primary school places and is estimated to require over 2,500 school places across the Borough by September 2016. Reading Borough Council is proposing to expand New Town Primary School requiring the Riverside Day Nursery to relocate. The proposed location is within the current catchment area for nursery.

The development aims to refresh and enhance the potential of the building as a community facility in a public park.

A ground investigation has been carried out for the development site and confirms contamination from soils is considered low risk.

An asbestos survey has been carried out to the existing building confirming no asbestos present.

8.2 Ecological value of the site:

An Ecology Assessment has been carried out for the site by an approved ecologist and has confirmed the proposed development is not considered to impact on habitats or protected species.

8.3 Enhancing site ecology:

The landscape proposals have been developed with the nursery and RBC Parks. Trees and soft landscaping is proposed to enhance the natural setting.

9.0 Pollution

9.1 Surface water run-off:

The proposal is not within a flood zone. A drainage consultant has developed a drainage strategy. A proposed soakaway will reduce the demands on the surface water system.

9.2 Air Quality:

An air quality assessment has been carried out to confirm the location of the nursery is considered low risk for air pollutants.

9.3 Light Pollution:

The provision of new external lighting will be minimal. Light fittings will be controlled by photocell and time clock using energy efficient lamps in accordance with the Building Regulations, ensuring low light pollution from the fittings i.e. reflectors and controllers within the fittings to control light output and glare.