

**Publication of Building Information Spring Lane PLC**

<b>A basic description of the project and building:</b>	Refurbishment of an existing school and construction of a two storey unit and a dining kitchen accommodation unit.
<b>The key innovative and low-impact design features of the building:</b>	<ul style="list-style-type: none"> <li>• 80% of the original buildings have been reused and refurbished</li> <li>• A green roof has been installed onto the two storey new build extension</li> <li>• Natural vent and daylight has been designed into the new build areas of the project</li> <li>• Wherever possible additional natural ventilation has been added to the existing building</li> <li>• Additional planting to the external landscape areas is to be installed including an orchard</li> <li>• All insulation installed is to green guide status 'A'</li> <li>• Insulation values in the New build will be 20% above Building regulations standards</li> <li>• Additional insulation has been installed in roof spaces in the existing building wherever possible</li> <li>• New M&amp;E installations including heating systems have been installed into the existing buildings which will be more efficient than the original systems</li> <li>• PIR sensors have been fitted to all suitable lighted areas to reduce the electrical consumption usually wasted in unoccupied areas</li> </ul>
<b>Basic Building Cost - £/m2:</b>	<ul style="list-style-type: none"> <li>• Refurbishment of existing building - £332/m2</li> <li>• Two storey new build - £1126.47/m2</li> <li>• Single storey kitchen extension - £963.87/m2</li> </ul>
<b>Services Costs - £/m2:</b>	<ul style="list-style-type: none"> <li>• Refurbishment of existing building – £463.93/m2</li> <li>• Two storey new build - £390.49/m2</li> <li>• Single storey kitchen extension - £342.33/m2</li> </ul>
<b>External Works - £/m2:</b>	£206.92/m2
<b>Gross floor area - m2:</b>	2632m <sup>2</sup> Total Floor including 1816 m <sup>2</sup> of area refurbished and 816 m <sup>2</sup> of new build floor area
<b>Total area of site – hectares:</b>	1.1525 ha
<b>Functional areas and their size - m2:</b>	1954 m <sup>2</sup>
<b>Area of circulation - m2:</b>	606 m <sup>2</sup>
<b>Area of storage - m2:</b>	72 m <sup>2</sup>

<b>% area of school grounds to be used by community:</b>	11% (based on community use of sports courts and the vocational work area)
<b>% area of school buildings to be used by community:</b>	36%
<b>Predicted electricity consumption - kWh/m2:</b>	360,515kWh / Yr
<b>Predicted fossil fuel consumption - kWh/m2:</b>	Gas – 60.5m3 / hr
<b>Predicted renewable energy generation - kWh/m2:</b>	0
<b>Predicted water use - m3/pupil/year:</b>	7.8m3/yr
<b>% predicted water use to be provided by rainwater or grey water:</b>	0
<b>The steps taken during the construction process to reduce environmental impacts, i.e. innovative construction management techniques:</b>	<ul style="list-style-type: none"> <li>• All timber used on the project is FSC certified with chain of custody documentation.</li> <li>• CO2 produced through site activities and transportation of materials and labour is monitored against Targets set at the start of the project. The site team are committed to locally sourced materials where ever possible.</li> <li>• Water meters have been fitted on site to monitor water consumption during the project against targets set and the site team aim to ensure that they meet or better this target.</li> <li>• The site has a environmental management plan to reduce the impact of the site on the surrounding ecology.</li> </ul>
<b>A list of any social or economically sustainable measures achieved/piloted:</b>	<ul style="list-style-type: none"> <li>• Green Roof on the two storey new build area.</li> <li>• Potential development of a horticulture / wildlife area (current discussions being held with the school and the public art officer)</li> <li>• Encouragement of 'cycling to school' through provision of additional cycle stores on site.</li> </ul>
<b>BREEAM Rating and score:</b>	The current predicted BREEAM score is 59%. The target is Very Good which is anywhere above 55%. The final score is determined once the project is complete and the final assessment is carried out.

\* BREEAM (Building Research Establishment's Environmental Assessment Method) used as an environmental assessment method for buildings to ensure best practice in sustainable design and used to measure a buildings environmental performance.