155979 – Rosedale College

Urban Design Officer Response.

In response to a comment made by the Urban Design Officer consultation comments regards the need to provide justification for the demolition of the EFAB building at Rosedale College, we provide the following information.

DfE process generally.

As you will be aware, the DfE have undertaken considerable investment in terms of their feasibility process before they can procure the RIBA Stage 3 Design and the subsequent planning application of a project.

The following is offered in case this is useful to pass on to the Officer who raised the comment.

Naturally the DfE do not seek approval internally (or commit funds) to replace buildings without good reason.

The existing building known as EFAB, is proposed for demolition / replacement, as it is considered as beyond its useful life.

Buildings might be beyond their useful life for various reasons.

- It is often, that the cost to repair, is so great that it is beyond economic repair.
- Or the implications of a full repair (eg for a concrete frame) might be so costly and disruptive that a new building is more appropriate.
- Or the risk of repairs might be something that cannot be fully scoped or mitigated until after the needs of the planning arena, or simply the need to enter into a suitable contract. In either case undue risk would be left with the DfE or the school.
- Or the layout and / or the size of the building is no longer suitable, and it cannot be improved without adding a level of compromise that would simply not be acceptable with regard to the cost and disruption, compared to the procurement of a new building.

In the case of the EFAB Building, at Rosedale College, it meets all these differing criteria.

The following sets out how the DfE have reached that conclusion.

The DfE feasibility process is as follows.

The DfE appoint their Technical Adviser (TA) to act on their behalf, brief taking, surveying the exiting conditions, problems and so on.

This results in numerous surveys including the Condition Survey documents which were submitted in support of the application.

They are referred to in more detail below.

The TA also investigate design options that might work for the school.

All of the options take account of the above finding and of the DfE Requirements.

A key item amongst those being Net Zero Carbon in Operation or “NZCiO”.

The initial design options are reviewed and scored.

The result is that one option is selected as the best way forward, all things considered.

This preferred option is subject to Pre-application review with the LPA.

The resultant Feasibility Report identifies the “Control Option” to be signed off by the DfE.

The Control Option is then the basis for the DfE (supported by the same TA Team) to start the procurement process.

Where by a D+B Contractor is selected to join the project.

The subsequent (RIBA Stage 3) design proposals from the D+B Contractor are continuously tested against both the DfE requirements and the needs of the school.

This process includes another Pre-application review with the LPA.

The Stage 3 Design then is used for the Planning Application.

Key factors in the decision process which lead to the Control Option including the replacement of EFAB.

The Condition of the Existing Building EFAB.

Built in the mid to late 1960’s the concrete frame needs extensive repair.

The frame is generally exposed, and (along with the roof and wall elements) is woefully under insulated by modern standards.

The windows are single glazed, and do not mitigate either loss of heat or solar gain.

The ventilation and heating is inadequate and not efficient by modern standards.

The electrical services are at the end of their useful life including the switch panel in EFAB basement which serves two other buildings.

The basement plant area leaks.

The general class rooms sizes are not to modern DfE standards.

Provisions for Means of Escape are not to modern DfE standards.

Accessible Access is not to modern DfE standards.

Nett Zero Carbon in Operation (NZCiO) is also a key factor for the DfE.

Naturally this aspect of the design of the new buildings (and also for the heavy refurbishment of the EFAC) reflects this important government level requirement.

However, several aspects of Block EFAB act against the existing buildings potential for energy efficient operation.

For example, the building is tall and narrow with the upper floors arranged as a corridor on one side and classroom on only one side.

Modern DfE standards are for corridors to serve accommodation on both sides (as with the two new buildings) this is more efficient for area, for use of materials, and importantly for the ratio of external wall area to floor area.

Consequently, even if fully re-furbished with new MEP, EFAB would not be able to perform as NZCiO.

On balance then from every point of view, if EFAB were to be retained the cost and disruption would be significant but the resulting building would fall short of the DFE requirements in all respects.

For the avoidance of doubt, the age and condition of the concrete frame are such that it is almost certainly going to have to be replaced.

If it could be avoided, this would take time to establish after the building had been stripped back to the frame.

This scenario would be poor value in terms of duration, not only in terms of the planning process but also in terms of Contractor's scope / contract award.

It is important to consider the staff and pupils at the school who are on the receiving end of school refurb rebuild projects, and thus shorter durations and more definite outcomes are the best way forward, and of course ideally that outcome should be for the best school buildings that the DfE can provide.

In summary.

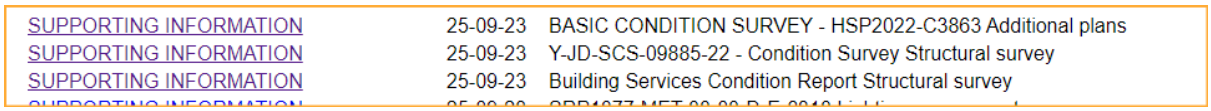
It is clear in this instance that the existing building EFAB has been correctly designated for replacement**.**

Snips to illustrate the submitted documents which are the basis of the DfE review of EFAB.

The following Section includes snips to identify the document already submitted to the LPA, which set out the condition of the structure, the building fabric and the building services at Rosedale College secondary school. These reports were across all the existing buildings.

They were carried out to inform the subsequent decision making.

Snip of the documents as listed on the LPA Website.



SUPPORTING INFORMATION	25-09-23	BASIC CONDITION SURVEY - HSP2022-C3863 Additional plans
SUPPORTING INFORMATION	25-09-23	Y-JD-SCS-09885-22 - Condition Survey Structural survey
SUPPORTING INFORMATION	25-09-23	Building Services Condition Report Structural survey

For ease of reference,

The first pdf is the “Structural Baisc Condition Survey”.

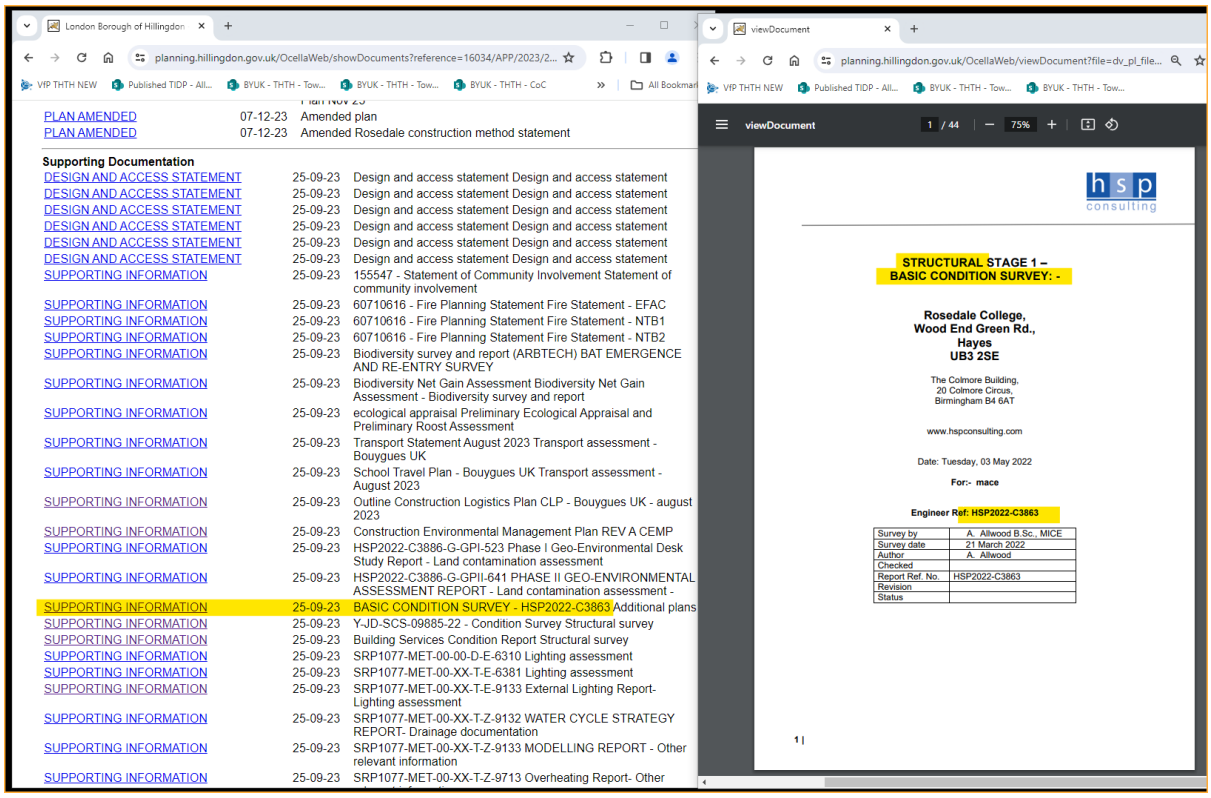
The second pdf is the General Condition Survey” which included part of Appendix specifically about the structure,

The third pdf is specifically about the building services.

The following are snips include the front of each document; in case this is useful.

In the same sequence as in the snip **above**.

A. Snip of **Structural Basic Condition Survey** link and front page of the document, **below**.



PLAN AMENDED	07-12-23	Amended plan
PLAN AMENDED	07-12-23	Amended Rosedale construction method statement

Supporting Documentation

DESIGN AND ACCESS STATEMENT	25-09-23	Design and access statement Design and access statement
DESIGN AND ACCESS STATEMENT	25-09-23	Design and access statement Design and access statement
DESIGN AND ACCESS STATEMENT	25-09-23	Design and access statement Design and access statement
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DESIGN AND ACCESS STATEMENT	25-09-23	Design and access statement Design and access statement
DESIGN AND ACCESS STATEMENT	25-09-23	Design and access statement Design and access statement
SUPPORTING INFORMATION	25-09-23	155547 - Statement of Community Involvement Statement of community involvement
SUPPORTING INFORMATION	25-09-23	60710616 - Fire Planning Statement Fire Statement - EFAC
SUPPORTING INFORMATION	25-09-23	60710616 - Fire Planning Statement Fire Statement - NTB1
SUPPORTING INFORMATION	25-09-23	60710616 - Fire Planning Statement Fire Statement - NTB2
SUPPORTING INFORMATION	25-09-23	Biodiversity survey and report (ARBTECH) BAT EMERGENCE AND RE-ENTRY SURVEY
SUPPORTING INFORMATION	25-09-23	Biodiversity Net Gain Assessment Biodiversity Net Gain Assessment - Biodiversity survey and report
SUPPORTING INFORMATION	25-09-23	ecological appraisal Preliminary Ecological Appraisal and Preliminary Roost Assessment
SUPPORTING INFORMATION	25-09-23	Transport Statement August 2023 Transport assessment - Bouygues UK
SUPPORTING INFORMATION	25-09-23	School Travel Plan - Bouygues UK Transport assessment - August 2023
SUPPORTING INFORMATION	25-09-23	Outline Construction Logistics Plan CLP - Bouygues UK - august 2023
SUPPORTING INFORMATION	25-09-23	Construction Environmental Management Plan REV A CEMP
SUPPORTING INFORMATION	25-09-23	HSP2022-C3886-G-GPI-523 Phase I Geo-Environmental Desk Study Report - Land contamination assessment
SUPPORTING INFORMATION	25-09-23	HSP2022-C3886-G-GPII-641 PHASE II GEO-ENVIRONMENTAL ASSESSMENT REPORT - Land contamination assessment -
SUPPORTING INFORMATION	25-09-23	BASIC CONDITION SURVEY - HSP2022-C3863 Additional plans
SUPPORTING INFORMATION	25-09-23	Y-JD-SCS-09885-22 - Condition Survey Structural survey
SUPPORTING INFORMATION	25-09-23	Building Services Condition Report Structural survey
SUPPORTING INFORMATION	25-09-23	SRP1077-MET-00-00-D-E-6310 Lighting assessment
SUPPORTING INFORMATION	25-09-23	SRP1077-MET-00-XX-T-E-6381 Lighting assessment
SUPPORTING INFORMATION	25-09-23	SRP1077-MET-00-XX-T-E-9133 External Lighting Report-Lighting assessment
SUPPORTING INFORMATION	25-09-23	SRP1077-MET-00-XX-T-Z-9132 WATER CYCLE STRATEGY REPORT- Drainage documentation
SUPPORTING INFORMATION	25-09-23	SRP1077-MET-00-XX-T-Z-9133 MODELLING REPORT - Other relevant information
SUPPORTING INFORMATION	25-09-23	SRP1077-MET-00-XX-T-Z-9713 Overheating Report- Other

hsp consulting

STRUCTURAL STAGE 1 – BASIC CONDITION SURVEY: -

Rosedale College,
Wood End Green Rd.,
Hayes
UB3 2SE

The Colmore Building,
20 Colmore Circus,
Birmingham B4 6AT

www.hspconsulting.com

Date: Tuesday, 03 May 2022

For:- mace

Engineer Ref: HSP2022-C3863

Survey by	A. Allwood B.Sc., MICE
Survey date	21 March 2022
Author	A. Allwood
Checked	
Report Ref. No.	HSP2022-C3863
Revision	
Status	

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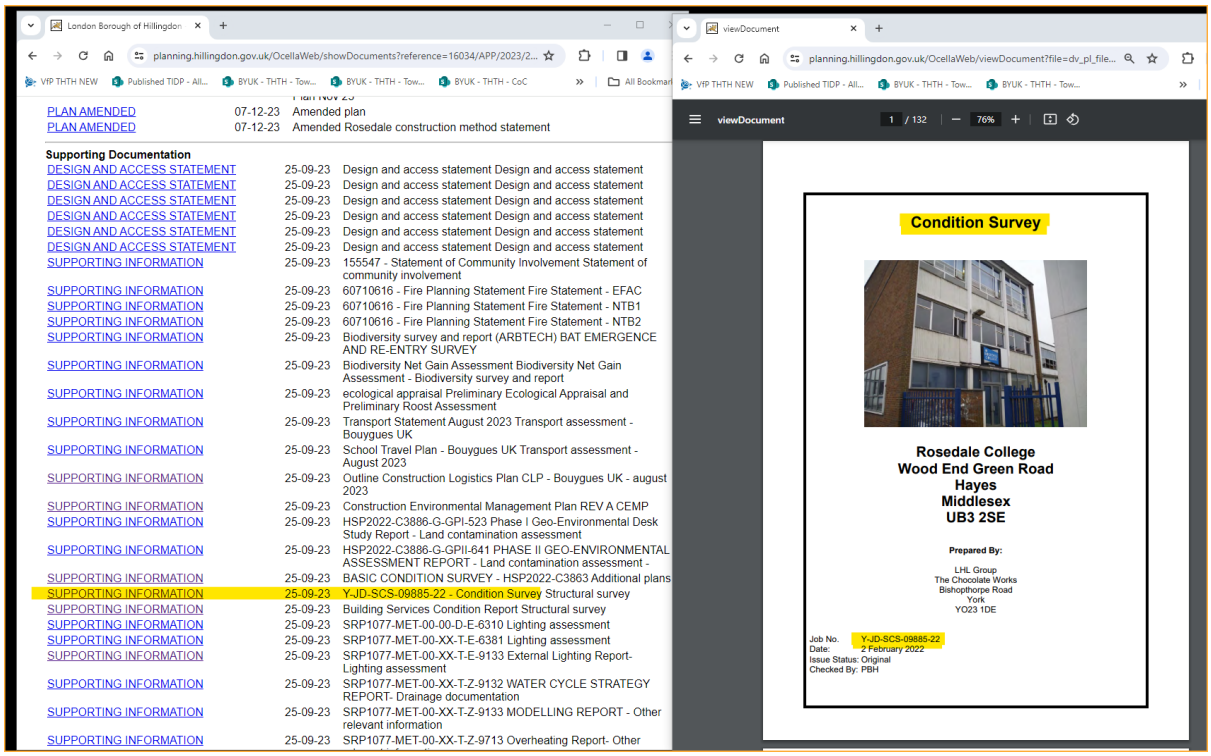
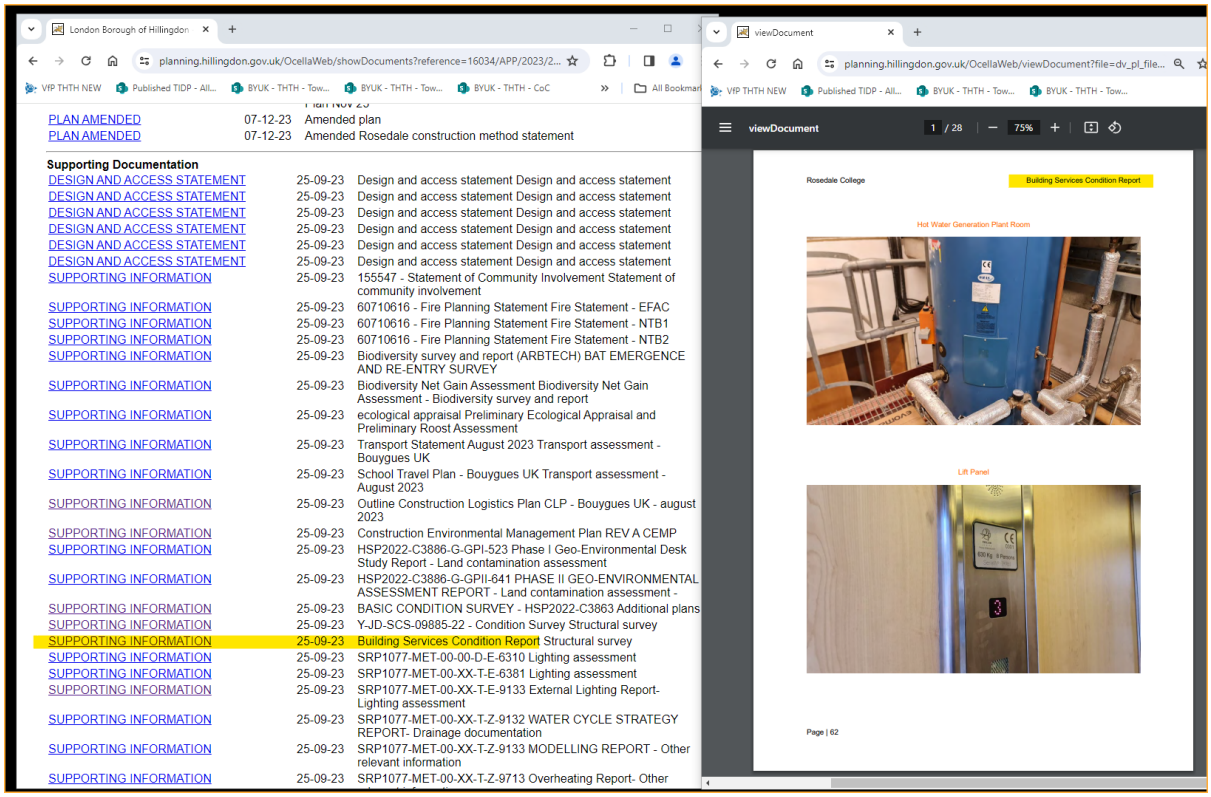
B. Snip of **Condition Survey** link and front page of the document, **below**.



The pdf at this link includes the Building Services Condition Report, at Appendix D. at page MEP Condition Report for EFAC, EFAB and all but the last 3No photos for EFAC.

C. Snip **of Building Services Report** (second part) link and front page of the document, **below**.



The pdf at this link includes the Building Services Condition Report, from page 62 onwards which is the last 3 photos of EFAC, then EFAD and EFAE.

I anticipate that reading the EFAB section of each of the documents identified at A. and B. above in conjunction with the narrative in this document above will clarify why the DfE concluded that the existing EFAB should be demolished.