

A basic description of the project and building

The Grade II listed Florence Institute occupies a unique place in the history of youth facilities as the first building in Great Britain to be constructed specifically as a boy's youth club. A marble plaque in the entrance lobby reveals that it was built by Bernard Halt, a former Mayor of the City, in memory of his Daughter Florence. It was erected in the hope that it might prove an acceptable place of recreation and instruction for the poor and working boys of this district of the City" and opened for this purpose in 1889.

For 90 years it served its purpose admirably, although it did move away from its founder's intentions from the end of the Second World War when it began to cater for the needs of all the community, including the much neglected girls of the area. The Florence survived the Second World War but was badly damaged by an arson attack some years ago and has been unoccupied ever since.

BREEAM Rating and score

Target Rating: **Very Good**

Design Stage Score: tbc

A list of any social or economically sustainable measures achieved/piloted.

The client, The Florence Institute Trust Ltd (FIT), is a charitable organisation set up specifically to oversee the refurbishment and conversion of the building into a multi-use community centre. The centre will provide facilities for meeting and training, managed workspaces for small business use and large flexible spaces suitable as venues for performance and sporting activities etc, together with a cafe, library and heritage resource centre.

In line with FIT's commitment to providing employment and training opportunities for the local community, the contractor, William Anelays, have engaged a local apprentice to work on the Florence Institute construction project.

The key innovative and low-impact design features of the building

A high proportion of the works involved in this project will be to restore the damaged historic fabric, with a number of internal alterations being carried out to improve access to the building and to enhance its layout. The proposed alterations are designed to enable the building to operate to its full potential.

A majority of the internal spaces are to be naturally ventilated with localised user controls. A Building Management System (BMS) will be installed to maximize the efficiency of the building services.

The materials used on the restoration have been sensitively specified to minimize the impact on the retained building fabric and on the greater environment.

Basic Building Cost - £/m²

£1972.95/ m²

(Predicted costs taken from Tender Stage Cost Plan): tbc

Services Costs - £/ m²

£516.66/ m²

(Predicted costs taken from Tender Stage Cost Plan): tbc

External Works - £/ m²

£65.81/ m²

(Predicted costs taken from Tender Stage Cost Plan): tbc

Gross floor area - m²

2380m²

Total area of site – hectares

0.18ha

Function areas and their size (m²)

% area of buildings to be used by community

See Floor Plans of the Building

Area of circulation (m²) – 370 m²

Area of storage (m²) – 60 m²

% area of grounds to be used by community – 100%

Predicted electricity consumption - kWh/ m²

46.99 kWh/ m²

(Predicted energy usage taken from Tender Stage Specification): tbc

Predicted fossil fuel consumption - kWh/ m²

46.99 kWh/ m²

(Predicted energy usage taken from Tender Stage Specification): tbc

Predicted renewable energy generation - kWh/ m²

Dependant on electricity supplier as no energy is being generated on site

Predicted water use – m³/person/year

Undefined due to the varied building users

% predicted water use to be provided by rainwater or greywater

Rainwater is to be used for irrigation of the garden and potentially for future allotments on the adjacent site

The steps taken during the construction process to reduce environmental impacts, i.e. innovative construction management techniques

Considerate Contractor Scheme

Contractor's Site Waste Management Plan

Sensitive specification of materials and energy saving appliances

Use of local subcontractors and labour where possible

Contractor Obligations

- Site visits have been arranged for future building users
- Building users and/or other stakeholders have been given the opportunity to attend design team meetings
- Building users and/or other stakeholders are given regular presentations on progress of design/construction
- Online and updated information on the progress of the design and construction of the project.