

BBLBNEWS

VISION / COMMITMENT / SKILLS & EXPERTISE / DELIVERY

WEST FIFTY FOUR

an extensive, mixed used development incorporating residential, commercial and leisure



ALSO INSIDE:

- Reduce, Reuse, Recycle... Renovate
- Hereford Care Village finally receives planning
- New Sixth Form for Heathcote School
- Recently formed Forum for the Built Environment branch covering the Black Country & Telford



Reduce, Reuse, Recycle... Renovate

In these times of austerity the importance of the nation's existing building stock is becoming increasingly apparent. It's enhancement not only makes economic sense but also impacts on our overall carbon footprint.

Successful renovation of existing buildings is about understanding the ethos of the original idea and design, and then through the introduction of appropriate materials and technologies, generating a solution that environmentally improves the performance of the building, and also importantly delivers a financially viable option.

The 'recycling' of buildings is hardly a new concept but as we strive to reduce energy and life cycle costs in the future it is becoming a bigger challenge to undertake successfully. In recent times the adaptive reuse of accommodation has also taken a more creative turn, particularly in the education sector. There are many examples of pre-schools, independent schools, FE colleges and universities turning office buildings, factories, churches, retail units and even hospital into schools. In the United States for example, charter schools - which have been an inspiration for the UK's 'free schools' - have often been opened in converted commercial premises.



Rushey Mead school required extensive remodelling

The renovation of existing buildings can be broken down in to several components incorporating both refurbishment and remodelling. Refurbishment involves the maintenance, repair and improvement of the building fabric and can range from a 'light touch' redecoration with new internal finishes and replacement of fixtures and fittings to a more substantial upgrade of facilities and services including ICT. This can be a relatively quick and economic solution, and the valuable contribution of even a simple change of colour scheme should not be underestimated.

Commonly however with the lack of maintenance that has often been a feature of our attitude to the UK's building stock, the scope of work necessary to return our buildings to an acceptable state is more comprehensive than a simple refresh. It will require the rectification of years of neglect to repair and improve the fabric, not least to upgrade insulation standards and M&E to meet current and future predicted requirements.

Remodelling requires a more extensive overhaul and comprises the appraisal,

analysis and adaptation of internal spatial arrangements to address changing needs and regulations, different uses and modern requirements. Careful cost modelling is required to assess the economic viability of proposals, and should remodelling be an option, provide guidance towards the most suitable solution.



Residential conversion at Leicester Street, Walsall

Often to make a commercial or residential scheme viable the focus needs to be on generating additional lettable space and income rather than just carrying out straight forward repairs. Examples include creating new contemporary accommodation fitted between existing roof ridges, thereby generating an additional square footage to the foot print of the building. This not only reduced the area of roof that was required for repair but also boosted additional income generated from the building, offsetting the cost of new construction. Or alternatively developing a three storey copper clad extension to the rear above an existing flat roof section of a building that required repair, which opened up the office space on each floor and increased both the value and the flexibility of the building whilst also dealing sympathetically and sensitively with an important historic element of the city fabric.



Conversion of a Coach House to commercial offices

The refurbishment and remodelling of our existing buildings can more often than not be a sustainable and cost effective solution, and should - and will undoubtedly - become the first consideration when buildings of suitable inherent quality are available.

BY TERRY BOLTON

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Government £60m backing

Plans to source up to a third of Britain's electricity from offshore wind turbines have excited many environmentalists. The enormous reduction in carbon emissions this represents will help combat climate change - but that's not the only reason to be excited. Thousands of turbines will be put into the North Sea over the next few decades, and they'll need to be built somewhere.

Already, several big manufacturers have said they'll invest in the UK, potentially creating up to 50,000 new jobs. However, many of our ports aren't geared up for this sort of industry - roads need to be widened, railways raised and harbours dredged. That's why the previous government earmarked £60 million for upgrading port infrastructure.

That £60 million is being considered by the new government as part of their Comprehensive Spending Review.

Embrace* is lobbying the government to stress how vital this investment is to the UK economy, if it is not made manufacturers will go elsewhere, and this opportunity to build a new industry in the UK will be lost.

Read more about opportunities in the offshore wind sector on page 4.

**EmbraceMyPlanet is the campaign for the expansion of renewable energy in the UK. Find out more at www.embracemyplanet.com*

WELCOME TO THE AUTUMN ISSUE OF BBLBNEWS

We hope that you will enjoy reading this issue of BBLB News. In addition to pieces about BBLB and our projects we have also included articles about topical subjects which we hope will be of interest to you. If anyone else in your organisation would like to receive a copy please let us know.

If there is anything you would like more details on, or you are interested to find out more about how BBLB could assist you with current or upcoming projects, please call Debbie Ward on telephone: 01384 880550.

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WEST FIFTY FOUR, TELFORD

Redevelopment and regeneration of site adjacent to M54 - a mixed use masterplan to provide a new, dynamic residential, commercial and leisure facility.

This lakeside development is a mixed use scheme incorporating residential, commercial and leisure. The scheme is set along the northern and western shore of an 18ha lake. Facilities will include a 3 and 4 star hotel as well as 550 residential units and in excess of 0.5 million sq ft of varied hi-tech industrial and office accommodation, in total the development provides close to 1.4 million sq ft of floor space.

The scheme has various levels of public realm from the boardwalk along the shore edge through the central piazza and on in to areas of home zone and an urban park. Many of the existing landscape features including woodlands and hedgerows have been preserved.

The commercial buildings have been designed to be BREEAM excellent and include ground source heat pumps and passive solar control in the form of brise soleil.

The commercial development comprises a series of iconic buildings, ensuring a clear distinction from the residential area. The development ensures a strong presence of urban built form which both reinforces the boulevard approach and enhances the lakeside setting, providing visual links and



good access to the lake and wildlife area.

The public realm is designed to provide a variety of high quality amenity spaces for users, both in terms of their scale, design and level of privacy.

Acknowledging the importance of the most prominent feature, the waterfront views, the buildings within the lakeside development have been orientated in response to it's site context. Fanning out from east to west closely following natural contours, existing sight lines and views are maintained south over the extensive wildlife and lakeside views.

To further enhance the experience a walkway promenade has been created along the southern boundary of the site ensuring the natural beauty and key aspects of the area can be utilised and maintained at all times, both by users of the development and visitors alike.

The masterplan has been approved by the

Council's Plans Board and we have lodged a detailed application for the first three office buildings and 1500 space basement car park (approx £80-90m). Designs of the two hotels and an additional commercial building are in development. Our client for this extensive mixed use scheme is Castle Farm Telford LLP.



Offshore Wind - is the UK blowing hot or cold?

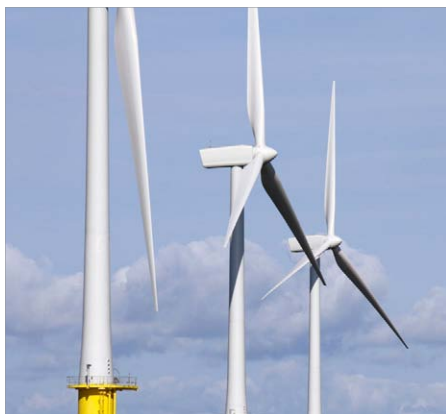
The programme of Offshore Wind Farms is moving forward, but is the UK positioning itself to maximise the opportunity for our construction and manufacturing sectors?

In the first quarter of 2010 turbine manufacturers Siemens, Clipper, Mitsubishi and GE all committed to a UK presence. Fundamental to these decisions was the UK's excellent market outlook. Considerable follow-on supply chain development is expected in the UK considering the size of the domestic market and the confidence now demonstrated by the turbine manufacturers.

A requirement for these companies and their investors is a long-term market outlook and confidence in government policy. The massive development cycle the UK has set off on must be seen as the beginnings of a long-term and stable industry.

The 'UK Offshore Wind: Building an Industry report' from renewableUK (formerly BWEA) presents scenarios of UK offshore wind installation for the 2015 to 2030 period. Detailed assumptions have been developed to show both the hardware and the installation services that will be required to meet these delivery scenarios.

Extensive consultation with project developers, stakeholders and supply chain companies has been conducted to develop and review project dates and assumptions for hardware requirements, and to make policy recommendations.



Delivery profiles for the 2015–2030 period are an "Aggregated Developer Appetite" build profile showing rapid development from the outset and an installations peak in 2018 before declining sharply over the next three years. If such a build profile can be achieved it is expected to result in a strong domestic market given prompt investment decisions on new UK manufacturing facilities.

"Healthy Industry" and "Low Added Value" scenarios show a less dramatic ramp up in capacity followed by a longer period of relatively stable activity, with a more gradual tailoff from



2022. A 'Healthy Industry' scenario shows a strong and sustainable level of deployment that will encourage significant UK supply chain development. The long-lasting build profile will help attract leading players and ensure the UK benefits from the large amount of offshore wind capacity that will be built off its shores. The slower growth rate than the 'Aggregated Developer Appetite' scenario will make ramping up supply chain capacity more achievable. A Healthy Industry scenario is expected to require at least five turbine plants to be established.

"Under one scenario there will be a need for eight turbine plants by 2015, which alone will cost an estimated £720 million."

In the 'Low Added Value' scenario, additional delays and increased project attrition slow the delivery rate. With less capacity being added the market opportunity for supply chain companies is reduced. There is lower demand for turbines, which means there is less room for multiple turbine manufacturers supplying the UK market from a UK location. This scenario represents a missed opportunity for the UK.

Hardware and Factory Requirements

For UK capacity installed between 2015 and 2030 almost 10,000 turbines and foundations will be required. Over 12,000km of array cabling is needed and export cable lengths are well in excess of 8,500km.

A major challenge for the industry will be in delivering these requirements. The hardware delivery date requirements have been set at the year they are required on a project. The period to 2016 will be critical in ensuring sufficient production capacity can be brought online to meet project requirements and avoid lengthy lead times and upward cost pressures.

With the fast growth expected of the UK between 2016 and 2018 it is imperative that factories are established well in advance. The UK's forecast growth will require the equivalent of 22 factories for just the turbines, foundations and cables. Investment decisions on plants are required straight away. It is expected that some government investment will be required to help establish these facilities. The cost of building the necessary plants (for these major components only) is estimated at in excess of £1 billion. Given the relatively early peak in factory production capacity it is important that any factories established in the UK are then able to take advantage of further UK development rounds and the wider European export market.

The Wider European Market

The proportion of annual installations elsewhere in Europe will grow rapidly from 2019. The timing of the growth of the wider European market is relevant as it is when annual Round 3 installations begin decreasing in the UK. Figures suggest that the production capacity built up within the UK for currently announced rounds would have a strong export market potential.

However, if the UK only manages to achieve the capacity additions shown in the Low Added Value scenario the risk would be that manufacturers choose not to establish in the UK. A continental base may provide a stronger location given the size of the future market there.

The article above is an excerpt from the UK Offshore Wind: Building an Industry report. To find out more about the wind and marine energy sector visit www.renewable-uk.com where you can also download the full report.





Faraday Road, Hereford

Urban Care Village Development

The number of older people in the UK in need of housing and support services is set to quadruple in the next decade.

The National Housing Federation which represents Housing Associations in the UK confirms that with insufficient specialist housing and support services, older people will find it difficult to secure suitable property, resulting in a serious lack of suitable residential and nursing care facilities in this country.

Analysis of growth of the local retirement population suggests that without the creation of new facilities, the elderly could soon have nowhere to go. We need to ensure the provision of suitable flexible specialist accommodation for older people which provides appropriate levels of care and support to enable older people to remain independent as long as possible.

In this context, BBLB architects was appointed to design an urban care village on a site close to the edge of Hereford City Centre. The scheme provides appropriate accommodation in the form of assisted living units, serviced residential retirement accommodation and nursing home, supported by community, health and social facilities integrated into the development.

Outline planning permission for the total care facility including 100 assisted living units was granted by Herefordshire District Council in July 2010.

The development comprises a Nursing and Extra Care block with 50 care bedrooms, a serviced residential block with 59 close care units and 100 linked assisted living units. Community, health & social facilities provide flexible care and support with communal facilities designed to promote health and

wellbeing and encourage independent living. The development has been designed to be locally distinctive with a sense of place, to enhance and contribute positively, and to reinforce the character of the neighbourhood.

The three storey design includes a palette of materials which draws upon local references and comprises 'Hereford' red facing brick work, white render, reinstated store detailing and glazed screens and balustrading to upper floors.

Outward facing façades overlook Wildmarsh Common with buildings interlinked and planned around secure landscaped courts which are overlooked by the residents accommodation. The completed development will provide an attractive sustainable development in a key location on the edge of Hereford City Centre.



Etone Post 16 Centre on site

The Sixth Form for Etone Technology Language Applied Learning College is currently on site with Thomas Vale and following extensive ground remodelling and a retaining wall, the steelwork is now erected and the floors and roof are on. The external skin is being built with both curtain walling and brickwork progressing well, a weather tight date is expected in mid November.

The exemplar facilities will provide a variety of Post 16 courses both academic and vocational and have been designed to high sustainable environmental standards with a view to achieving BREEAM Excellent. BBLB has produced an animation to assist the college with attracting students to the new facilities.



House Type Range for Midland Heart

BBLB, having been selected onto the Midland Heart consultants framework, has been appointed to develop a bespoke house type range of contemporary and traditional types that is HCA Design & Quality Standards compliant.

We are currently preparing development proposals for a number of urban infill sites in Wolverhampton and Birmingham for Midland Heart which adopt the house type range. The proposals include a sustainable mix of 2, 3 and 4 bedroom homes. The homes will be fully D&QS, and therefore HQI, compliant and designed to Code for Sustainable Homes Level 4.

Forum for the Built Environment

The recently established Black Country & Telford Branch of the FBE has had sell-out attendances at the Wolverhampton Art Gallery and Telford e-Innovation Centre in the first two of an ongoing schedule of events in the Black Country & Telford area. The next breakfast event is due on the 30th November at Dudley Zoo.



The attendees at the Wolverhampton Art Gallery in June heard construction industry leaders talk about business social responsibility and the building industry economy. **Simon Burton Managing Director, Carillion Building, Midlands & South West** opened with a presentation on Social Opportunities Presented by Public Sector Construction Projects.

Burton explained that as one of the UK's leading support services and construction companies, Carillion has operated a number of successful social schemes that deliver both business and community benefits, he said "We are proud of our 98 year roots in the West Midlands and our vision and objective is to leave a legacy to the local community through training, local employment and use of the local supply chain". Burton commented that clients increasingly factor hard social targets into the partner selection and procurement process.



Simon Burton Managing Director, Carillion Building, Midlands & South West

In addition to new apprenticeship places **Paul Russell, Carillion's Operations Director**, went on to outline a number of local examples where Carillion Building has successfully introduced training and apprenticeship opportunities on projects such as the new LIFT scheme at Brierley Hill.

Also speaking were Ian Sandland from Rider Levett Bucknall and Jeremy Brim with EC Harris.

Ian Sandland from RLB considered the Government Emergency Budget and implications for the Construction Industry, concluding that "as an industry we need to be ready to demonstrate real sustainability, not just in green issues, whole life costs, and carbon reduction but in terms of demonstrating real benefits to the wider economy. We need a joined up approach across all disciplines throughout a projects lifecycle".

EC Harris's Jeremy Brim considered the Government Emergency Budget's effect on Education, Skills and Sustainable Communities. He identified that on skills we are slipping as a country in the international arena against our recognised peers. Jeremy also noted that currently around 7/10 learners in the skills



system are on courses for which there are no real linkages to employment either now or in the future, and that 1m young people are not in education, employment or training.

Jeremy outlined the need for an industrial policy with a skills system aligned to the economy of today and the future. He concluded with a call for action – asking private and public sector colleagues present as key players in the UK economy to engage with Government, through a range of routes, including through the CBI, to ensure that a coherent well thought out industrial policy is seen through.

Our more recent event in Telford, on the 28th September, focussed on local initiatives and construction projects with **Councillor Eric Carter and Kate Turner from Telford & Wrekin Council** as keynote speakers starting proceedings. Cllr Carter painted a positive picture for the future, with Telford's BSF programme unaffected by the recent cuts, and HCA funding still being in place for several upcoming programmes. Telford is also a frontrunner in the move to establish one of the new council-business led Local Enterprise Partnerships. Telford has joined up with Herefordshire and Shropshire to form the Marches LEP. Kate then continued with an overview of the impressive mixed use Southwater scheme that will change the face of Telford town centre, more information can be



Councillor Eric Carter from Telford & Wrekin Council

found at www.heartoftelford.co.uk.

Elwyn Jones of the Jones Partnership gave attendees an insight into the development of West Fifty Four, an extensive, private, mixed use scheme at Junc4 of the M54.

Chris Wilson of Kier presented the progress on Telford and Wrekin BTI, Sports & Learning Communities consisting of new and refurbished schools and leisure facilities on 15 sites. Lastly **Richard Collin of Kier** then spoke of their five-year plan with Telford & Wrekin Council which demonstrates Kier's commitment to provide more than bricks and mortar, but also to leave a legacy in the classroom and the community for years to come.

As current Chairman of the Branch Committee hosting the events Phil Beale said "The Black Country & Telford Branch places a strong emphasis upon the local construction industry and business community in the area it serves. It was interesting that a common theme with all the speakers at the first event was a call for joined up thinking and collaboration, which is what the FBE is all about."

He continued "The outstanding feedback from our initial events underlines the strong level of support from key industry influencers in this region. We have an exciting events schedule upcoming with venues alternating between Wolverhampton, Walsall, Telford, Dudley and Stourbridge. Each networking event will revolve around topical regeneration and construction themes relating to that particular location.

John Bradshaw, Partner and Debbie Ward, Business Development Manager, at BBLB are on the Black Country and Telford Branch Committee. The Black Country & Telford Branch's mission is to help generate business growth by Building Local Networks, focusing on local people, local issues and local venues.

Staff Profiles



Gary Harper
ARCHITECT

Favourite piece of Architecture

Although I have yet to see this building in real life as geography dictates that I haven't had the opportunity, it would have to be the Museum of Wood, Hyogo by Tadao Ando. His work was always a source of inspiration whilst studying as a student.

Why I joined the Industry

From a very early age I was always interested in buildings and construction which is something that stayed with me through school when deciding on my career path.



Lucy Rock
ARCHITECTURAL TECHNICIAN

Favourite piece of Architecture

Falling Water in Pennsylvania by Frank Lloyd Wright. Falling Water is my favourite building because of it's striking and dramatic structure which integrates perfectly within it's natural surroundings.

Why I joined the Industry

I always knew I wanted to do something in design, started out just doing presentation work at my previous company, realised I enjoyed different aspects of it and went on from there to do my architecture degree part time, and the rest is history!



Terry Bolton and Simon Jones welcoming Tony (centre) to BBLB

Building on signs of recovery with new addition to education team

As the initial shoots of recovery have emerged ABBLB has been able to capitalise on our strengths particularly in Education, Regeneration and Housing & Care and our workload has slowly improved through 2010. We are fortunate that we have built strong relationships over the years and that combined with solid business planning and skilled and committed staff, have enabled the practice to come through challenging times and emerge in a positive and stable position.

Whilst the economic outlook still necessitates a cautious approach, the Partners at BBLB have made the strategic move to bring on a new senior team member. Tony Mead joins the team from a local practice with international remit where he was regional Director. Tony joins us with a wealth of experience in many sectors and an inherent interest in sustainable design.

With a turbulent public sector and only pockets of private sector development, it is important to focus on opportunities that exploit BBLB's strengths such as education. Tony's appointment supports this approach

as he has extensive education experience having supported education design and BSF bids, including the successful BSF Sandwell submission with Interserve. Tony also led the team that delivered the winning scheme for the Landau Forte Academies (under the Academies Framework) in Tamworth for Willmott Dixon.

In addition to education, his recent experience includes many large scale mixed use commercial and residential projects both nationally and internationally; and he has won design awards and design competitions for his work in both new build and refurbishment.

Tony says "I am really thrilled to be joining BBLB. This is a really strong practice with an established ethos in responsible and sustainable architecture, together with a reputation for good design and delivery. It's a great opportunity to explore and focus on the really important design challenges of our time, much in the same way as we did for the design of Tamworth Academies, where very low life cycle costs were a key driver for the client and inherent in the winning design solution."

New BBLB website now live

Take a look at: www.bblb-architects.co.uk

Having spent longer than our initial plans had allowed for - as often seems to be the case with creating new websites, more to do with the subjective nature of it than anything technical! - our new website is up and running.

It has a simple design, a packed news section, including many of the articles and opinion pieces from current and past newsletters, and a selection of our projects from the Masterplanning & Regeneration, Housing, Education, Healthcare, Commercial & Industrial, Community and Conservation sectors.

We would appreciate any and all feedback - good and bad - regarding the content, the 'look and feel' and navigation/ease of use. If you haven't already visited then take a look!





Heathcote School, Chingford

BBLB architects was appointed to prepare a feasibility report to achieve funding for a new Post 16 Centre at Heathcote School and Science College.

The building, which will be situated in a corner of the existing secondary school grounds, will create a vibrant addition to the school and community. It will provide a contemporary and inspirational base for the delivery of a Post 16 curriculum for learners

in the Waltham Forest area. The value of the project is approximately £6M.

The development has been designed to accommodate up to 250 learners and has the potential for future expansion into the school grounds. As well as general classroom provision the building will also provide, amongst others, a Creche, Music Teaching and Recording facilities, dedicated Science Room and a Hair and Beauty Suite. It is intended that the Post 16 Centre will

offer both academic and vocational courses and will be accessible for the local community.

The client required a brand new state of the art facility which would respond to the educational, social and economic challenges of the future. The centre will incorporate new technology to provide flexibility within and be a landmark building of sustainable construction.



HealthTec, Walsall

Following a successful detailed planning consent and the start on site during October the HealthTec scheme is soon to be rebranded the "Learning 4 Life Centre". The project is the first of its type in the country and will provide the learning community of Walsall with a purpose built facility to deliver Health and Social Welfare training for 14-19 year olds. It will offer learners the opportunity to develop enterprise, IT, personal, learning and thinking skills through 'Hands on Health' experiences, vivid simulations which replicate real life situations in health and social care.

The building has been designed to be BREEAM Excellent and targets a 40% carbon reduction and 20% renewable energy on site. The design proposes a natural vented solution using the thermal mass of the structure and is heated by Air Source Heat Pumps.

The scheme is due for occupation in Sept 2011 ready for the new academic year and is being built by Willmott Dixon.

NEWS & PROJECTS

Leicester BSF Programme: We have recently submitted stage 2 for Rushey Mead for sign off by the Local Authority.

BBLB has been appointed by **Wrekin Housing Trust** regarding development of a small site in Malinslee, Telford.

The practice has been appointed to the **Jephson Housing Association** Framework.

BBLB is part of the Compendium team (Lovell & Riverside) that has won a place on the **Sandwell Council Framework**.

Phase 1 of the flagship redevelopment of the **YMCA's Erdington site** is due for completion at the end of October. The innovative residential accommodation of 83 self-contained units is located to the rear of the existing building, and will be followed by a second phase of development to replace the existing building with new Youth and Community facilities with public frontage to Reservoir Road.

Works have started on site for the BREEAM Excellent Operations and Maintenance Building for the **London Array Offshore Wind Farm**. It is due for completion in June 2011

