

Environmental Sustainability Full Impact Assessment

Impact Assessment Id: #600

1.0 Screening Information

Project Name

Shrub Hill Enterprise Centre - Isaac Maddox House

Name of Project Sponsor

Penny Unwin

Name of Project Manager

Nadia Kaminska

Name of Project Lead

Penny Unwin

Please give a brief description of the project

Creation of an Enterprise Centre in Isaac Maddox House - delivering 4,922m² of high-quality commercial space and unlocking 400 new jobs by 2027.

Data Protection screening result

Does not need a full impact assessment

Equality and Public Health screening result

Will require a full impact assessment

Environmental Sustainability screening result

Will require a full impact assessment

1.1 Background and Purpose

Background and Purpose of Project?

To support your answer to this question, you can upload a copy of the project's Business Case or similar document. Worcester City Council secured Towns Fund monies in order to aid the regeneration of Shrub Hill Quarter in Worcester. This project, regeneration of Isaac Maddox House into an Enterprise centre will lead to the creation of 4,922m² of high-quality commercial space and unlock 400 new jobs by 2027.

Upload Business Case or Support documents

[□ Supplement Agenda Item 5 - Town Investment Plan - Shrub Hill Regeneration and Community Skills An \(2\).pdf](#)

Project Outputs

Briefly summarise the activities needed to achieve the project outcomes.

In order to create the Enterprise Centre:

extensive surveys have/will be undertaken

existing tenants have been given notice to vacate Isaac Maddox House

Architects have been engaged to completed RIBA Stages 2 & 3

Internal strip out will be undertaken to remove outdated utilities and internal structures

External repairs will be completed and new services installed

Internal fit out to complete the new Enterprise Centre space

Project Outcomes

Briefly summarise what the project will achieve.

Regeneration of Isaac Maddox House into an Enterprise centre will lead to the creation of 4,922m² of high-quality commercial space and unlock 400 new jobs by 2027.

Is the project a new function/service or does it relate to an existing Council function/service?

Existing

Was consultation carried out on this project?

No

1.2 Responsibility

Directorate/Organisation

Economy & Infrastructure

Service Area

Major Projects & Waste

1.3 Specifics

Project Reference (if known)

Not Recorded

Intended Project Close Date *

March 2026

1.4 Project Part of a Strategic Programme

Is this project part of a strategic programme?

Yes

An overarching screening has already been carried out for the following areas:

Not recorded

Upload previous impact assessment documents if available

No files uploaded

2 Greenhouse Gas Emissions

Could the project result in an increase in GHG emissions (including CO2)? Yes

Please be mindful that the Council has committed to reduce its GHG emissions to zero by 2050 and most projects are likely to have an impact on this target. This should be a key consideration in your project delivery and should be reviewed when completing the assessment.

Please explain your answer below:

Construction materials and the delivery of these items could result in an increase in GHG emissions - wherever scope, cost & programme allow, local suppliers will be utilised

The following environmental considerations to improve the building's thermal efficiency have been identified as being necessary to meeting Building Regulations and energy efficiency rating of the building in relation to the proposed Cat A refurbishment of the building:

- Upgrade external window performance
- Upgrade to external fabric performance
- Upgrade to cooling and heating performance.

Have you undertaken an assessment of the project to know if there will likely be an increase in GHG emissions? No

Please explain your answer below:

Not recorded

3 Resources

Will the project result in increased consumption of electricity, gas or other heating fuels? Yes

e.g. project may require use of additional buildings, lighting and heating in buildings, additional ICT equipment, etc.

Please explain your answer below:

Following completion of the renovation it is hoped that the building will be occupied to a greater rate than today which naturally will result in an increased consumption of electricity/gas. However, renovation works include improving the thermal efficiency of the building minimising consumption required to heat/cool the building.

Will the project reduce energy needs and result in reduced consumption? Yes

e.g. disposal of WCC property assets

Please explain your answer below:

The following thermal improvements have been identified as being necessary to improve the marketability and utilisation of the building in relation to the proposed Cat A refurbishment of the building:

- Upgrade external window performance
- Upgrade to external fabric performance
- Upgrade to cooling and heating performance.

Will the project require additional water resources leading to an increase in water consumption? Yes

e.g. increased use of water through construction processes

Please explain your answer below:

Additional water resources may be required during construction. Following completion of the renovation it is hoped that the building will be occupied to a greater rate than today which naturally will result in an increased consumption of electricity/gas.

Might there be a decrease in water consumption? No

e.g. will the project involve water saving measures or initiatives

Will the project result in the use of other resources, materials or minerals? Yes

e.g. use of natural resources such as wood; or use of aggregate minerals?

Please explain your answer below:

Construction will required additional materials - where scope, cost & programme allow local resources will be made use of.

4 Transport

Will the project result in more people needing to travel? Yes

e.g. will there be additional cars on the road

Please explain your answer below:

Renovation of Isaac Maddox House and the letting of the commercial/office space will increase the occupancy of the building (currently largely unoccupied) and draw more people to Shrub Hill Quarter.

Have alternative transport modes been considered? Yes

e.g. could use be made of public transport/walking/cycling etc.

Please explain your answer below:

Yes - a new shared use link is being delivered in conjunction with the Enterprise Centre to create easy walking/cycling access to the city centre. Bike parking and wash facilities will be provided for building users.

The building is also in close proximity to Shrub Hill Station

5 Waste

Is there likely to be an increase in waste as a result of the project? Yes

e.g. construction waste, packaging waste etc.

Please explain your answer below:

Strip out and refurbishment of Isaac Maddox House will result in increased waste

Have opportunities to prevent, minimise, reuse or recycle waste been identified and considered? Yes

e.g. will recycling facilities be available as part of the project

Please explain your answer below:

Isaac Maddox House is a locally listed building; restoration works will bring the building back to an accessible, Building Regulations compliant space. Where features can be retained and renovated they will be. Our approach is to bring the building back into modern standards without over specifying how that is achieved (eg. to replace as needed.)

6 Wildlife and Biodiversity

Will there be any negative impacts on the natural environment? Yes

e.g. will the project involve removal of green space/trees; have wildlife surveys been considered; result in enhancements to green infrastructure; increased biodiversity opportunities etc.?

Please explain your answer below:

The project will result in improvements to the outside area adjacent to IMH including greening of the space

Has a preliminary ecological appraisal been undertaken? Yes

Please explain your answer below:

A Preliminary Ecological Appraisal of Shrub Hill was undertaken in January 2022. The report identified the potential for hibernating bats in a number of buildings and they underwent bat surveys. This included Isaac Maddox House and they surveys reported back in March 2023 and September 2023. The surveys and recommendations have been passed over to the design team.

Has there been consideration of statutory assessments? Yes

e.g. Sustainability Appraisals, Strategic Environmental Assessments and Habitat Regulations Assessment Screening?

N.B. This is a matter of legal compliance - All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration – typically referred to as the 'Habitats Regulations Assessment screening' – should take into account the potential effects both of the plan/project itself and in combination with other plans or projects.

Please explain your answer below:

This will be considered as part of design and ahead of planning submission

7 Pollution to land/air/water

Is there a risk of pollution to the local environment? Yes

e.g.

- will there be surface water run-off or discharge into local water source?
- will there be any impact on local water quality?
- will any waste water require treatment?
- is there the potential for spillage of chemicals?
- is there the potential for emissions to air from combustion processes resulting in poor air quality?

Please explain your answer below and include any actions that have been identified to mitigate these risks:

Construction and demolition within IMH may result in temporary increase in air pollution - this will be considered as part of the planning application and appropriate measures implemented.

Isaac Maddox House sits adjacent to the Canal however risk of contamination from construction is considered low. Again, this will be considered as part of the planning application and appropriate measures implemented.

8 Resilience to climate risks

Could climate risks affect your project? No

N.B. some projects may be more sensitive to future changes in the climate e.g. hotter and drier summers; milder and wetter winters; increased likelihood of extreme weather events. These climate risks may affect project delivery and should be considered at the early stages of project development.

Has the impact of extreme weather events on the project been considered? No

e.g. heat waves and flooding.

Is there a business/project continuity plan in place to ensure climate risks are minimised? No

e.g. can you ensure that the project is resilient to climate risks and can continue to deliver on outcomes.

Could the project exacerbate climate risks? No

e.g. increase flood risk or worsen temperature extremes in the locality.

Will the project result in the use of other resources, materials or minerals? Yes

e.g. use of natural resources such as wood; or use of aggregate minerals?

Please explain your answer below:

Construction will required additional materials - where scope, cost & programme allow local resources will be made use of.

9 Historic Environment

Have you checked with the WCC Historic Environment team as to whether there are any impacts on the Historic Environment (negative or positive)?

Yes

Check every development with the Historic Environment Team at the planning stage of each project. Further assessment may be required depending on the nature and scale of development. There may also be design options that would negate any need for further assessment (and lessen costs), or even opportunities to enhance heritage assets or their setting through the development.

Please explain your answer below:

The Conservation Officer has been consulted with on Shrub Hill Quarter plans and it was identified that Isaac Maddox House is locally listed.

Does the development have the potential to result in any impacts to the historic environment or opportunities for enhancement?

Yes

If yes, then further assessment will be required. This could take the form of a watching brief during groundworks if the potential is clearly understood and relatively low, or a more comprehensive desk-based and/or field investigation prior to development.

Please explain your answer below:

As Isaac Maddox House is a locally listed building, care will be taken during design & construction to retain and enhance the character of he building. A Heritage Statement was produced for Shrub Hill in October 2021.

10 Procurement

Could any procurement associated with the project have a detrimental environmental impact? Yes

e.g. procurement of goods from overseas that have to be shipped; use of unsustainable materials or materials that cannot be recycled at the end of their use?

Please explain your answer below:

Materials will need to be sourced for construction - wherever scope, cost & programme allow, locally source materials will be chosen

Is there likely to be increased Greenhouse Gas emissions from products purchased for the project? Yes

e.g. carbon emissions from transport and manufacturing

Please explain your answer below:

Materials will need to be sourced for construction - wherever scope, cost & programme allow, locally sourced and recycled materials will be chosen

Will you be able to make use of sustainable products? Yes

e.g. recycled, local, ethical etc.

Please explain your answer below:

Wherever scope, cost & programme allow, locally sourced and recycled materials will be chosen

Have you considered the Public Services (Social Value) Act 2012? Yes

All major contracts let by the Council (those of more than £100,000 in total value) will be expected to deliver a meaningful contribution to our vision of Social Value in the county. The Act requires us to consider how the services we commission and procure might improve the economic, social and environmental well-being of the local area.

– please see: [Social Value](#)

Please explain your answer below:

Social Value will be included as part of Contractor Tender & appointment

11 Declaration

I have confirmed that to the best of my knowledge that the information I have provided is true, complete and accurate

I have confirmed that I will make sure that Environmental Sustainability has been and continues to be considered throughout the project life cycle and should circumstances change in the project a further Environmental Sustainability Assessment Screening will be carried out.

12 Application Details

Last Updated Date Time

09/10/2023 19:27:38

Screening Submitted Date Time

22/09/2023 11:52:15

Last Reopened Date Time

No Date Recorded

Full Impact Submitted Date Time

09/10/2023 19:27:38

Approved/Rejected Date Time

No Date Recorded

Current User Dashboard Request Status

Submitted

13.0 People with access to the original screening

[Miriam Gorman \(MGorman@worcestershire.gov.uk\)](mailto:MGorman@worcestershire.gov.uk)

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13.1 People with access to this environmental sustainability assessment

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14 Direct Questions

No Questions Asked