

# Specialist planning services. Our expertise.

HOARE LEA  
2020





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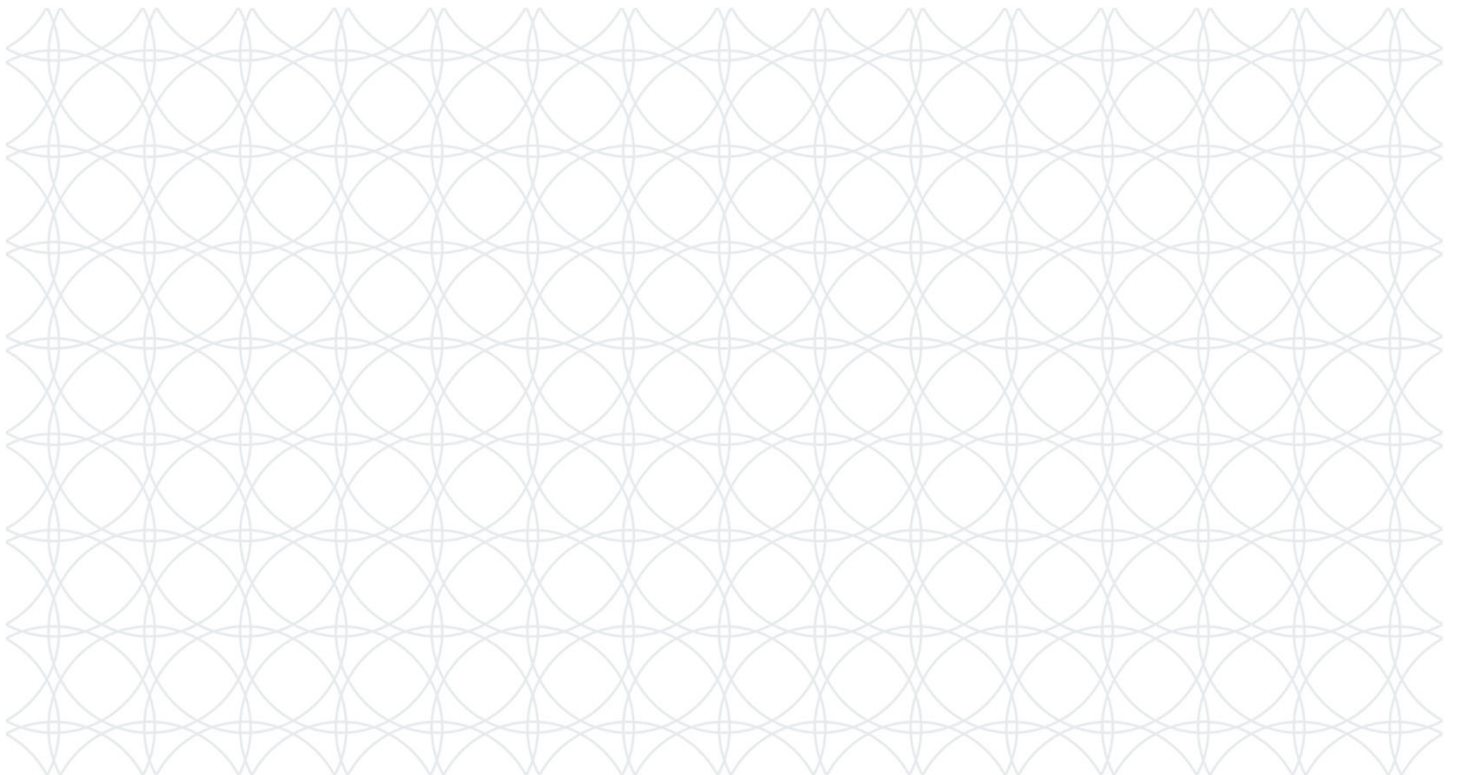
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Bath Quays North

# Part A.

## Understanding planning.



## Understanding planning.



Coal Drops Yard, London

# Good planning enables growth.

### **The planning challenge.**

Successful buildings, and the spaces between them, are the legacy of teamwork from the earliest stages of their conception.

Development planning is a complex multifaceted process that is vital to the success of a new space. Design seldom requires evolving for just one aspect; often it requires a balance of impact between many disciplines.

A proactive approach towards managing cross-discipline demands on a project is central to a smooth planning process; it also allows the development of holistic solutions that benefit the project overall.

“The earlier in a project a unifying approach to managing otherwise-isolated technical disciplines is adopted, the better.”

Richard Carter, Associate Director of Planning Support, Hoare Lea

### **The sustainable opportunity**

With the right approach, designing a sustainable development for planning is an opportunity for growth rather than a challenge to overcome.

By considering the social, human, physical, natural and economic aspects (‘the 5 Capitals’) of every development project, a clarity of focus and purpose to the planning process can be realised.

## Understanding planning.



Oxford North

**Throughout the planning process, considering both placemaking and architecture in tandem is the key to creating spaces that enhance human experiences.**

### **Placemaking: the heart of successful urban planning.**

Successful buildings are not just about architecture. Humans are highly dependant on the spaces between buildings for their health and wellbeing. As such, successful planning involves considering the placemaking aspects of a project and the influence it has on human health and wellbeing.

We know that the success of spaces and places is defined by the people who use them. It's therefore vital that public-realm environments are designed to let people thrive. As consulting engineers, we can use our analysis of the environmental factors at play to be instrumental in promoting the placemaking aspect of any project.

**“Inevitably, life between buildings is richer, more stimulating and more rewarding than any combination of architectural ideas.”**

Jan Gehl, architect, urban design consultant

### **The value of architecture: enhancing society.**

Whilst people define the success of spaces, architecture creates that space, and so much more. Beyond providing shelter, function and sculptural art, architecture shapes society through a myriad of interrelationships. The responsibility to ensure these relationships are positive cannot be underestimated.

A successful development relies on creating buildings that enhance health and wellbeing through aesthetic, function, and contribution to the community.

We recognise the value our specialisms can bring to design and planning, and understand the influence we can have by closely collaborating with our clients and design team colleagues.

**“Good architecture civilises and humanises... architecture also structures cities with buildings and public spaces, all the defining inventions of civilisation.”**

Richard Rogers, architect

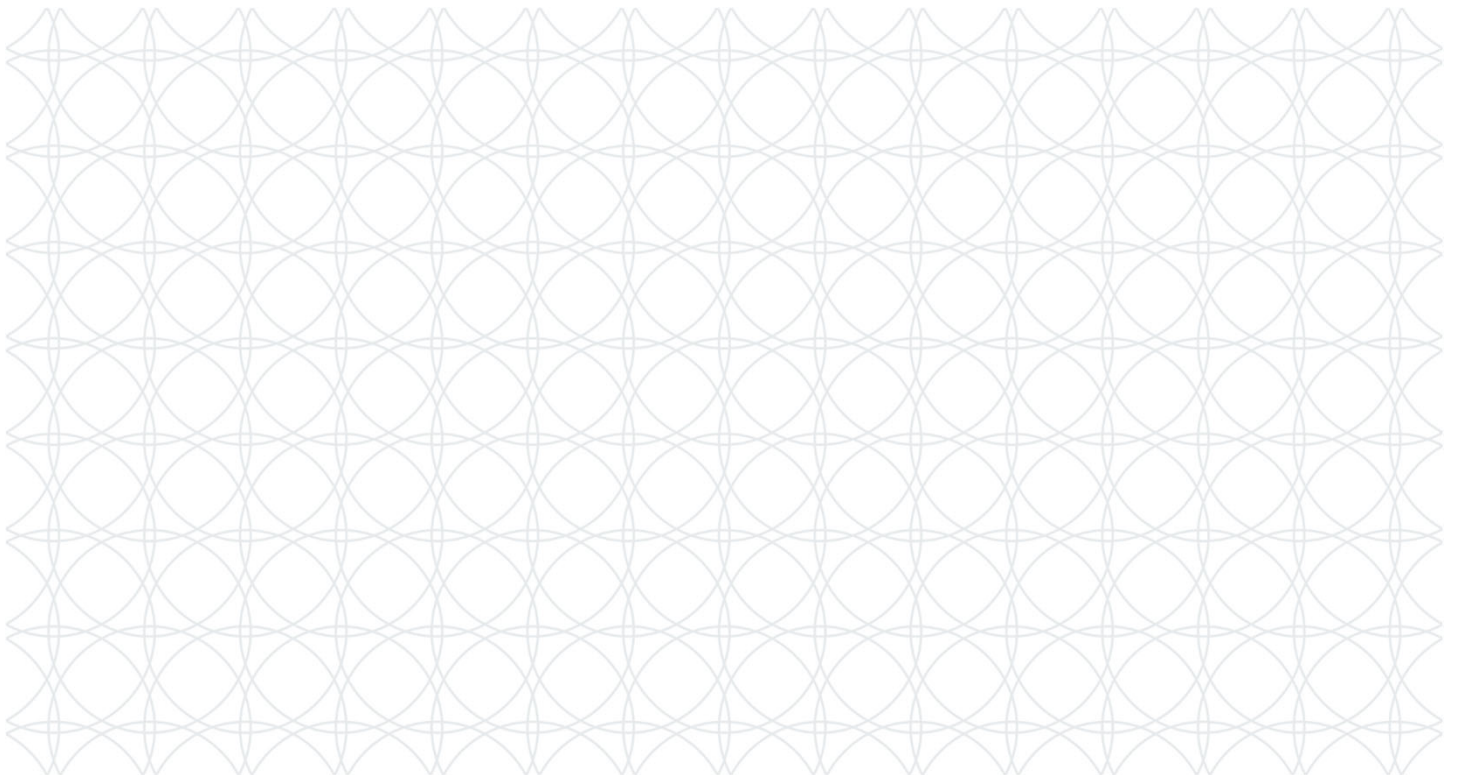


Hoare Lea night-time CGI of Corn Exchange, Manchester



# Part B.

## Our capabilities.



Our approach to planning.

## Design & planning for human health. Coordinated approach as standard.



Oxford North

**We have built a reputation as consulting engineers, with our expertise in the operational design of buildings tailored to the needs of its users – human beings. From this expertise we have developed a specialist understanding of the human health and wellbeing challenges to delivering development.**

### Architects of human experiences.

We are problem solvers who care how a space makes you feel when you step inside – we bring buildings to life. We overcome every challenge with ingenuity and determination. We take personal responsibility to achieve the shared vision of stakeholders, by combining strong relationships with our technical excellence. We are expert consulting engineers specialising in the architecture of human experiences.

### Understanding planning.

We understand how our expertise in design can also be a key strength in helping developers to navigate the planning consent process. We recognise that there is often a fine balance between the need for the development and the impact on the environment and people. By understanding the human health and wellbeing challenges of development, we tailor the solution to the benefit of the end users, local communities and wider society alike, streamlining the planning process for all involved.

### Coordinated design and planning.

Environmental planning requirements can be complex, with both design and assessment inputs required from a variety of specialisms (everything from air pollution to wind). In coordinating our approach to design and planning we ensure that the development is focused on the needs of its end users. But we also provide a whole project lifecycle approach – from start to finish we maximise the added value of the development to human health and wellbeing.

## Our approach to planning.

### Decoding the language of environmental planning.

Environmental planning requires the input of a variety of specialisms to undertake technical assessment and design input to a development proposal, but also to make this information available for public participation in the planning process. The ultimate aim is to achieve planning consent, by clearly demonstrating through the specialist involvement in the project, that the benefits of the proposals outweigh any negatives.

However even the most experienced and knowledgeable experts don't always know how best to translate specialist design advice into coherent environmental planning information. With a variety of specialists involved, this can mean the planning process is made more complex and time consuming for developers than it needs to be.

At Hoare Lea we recognise the value of taking a coordinated approach to environmental planning.

### What we do differently.

On projects where we have multiple specialist experts, we will provide a coordinated approach as standard. Our internal human health/EIA coordinator provides a single point of contact, so that our specialists' inputs to the planning application are joined up and coherent.

What we do differently:

- Provide a single point of contact for specialist human health aspects of design and planning.
- Coordinate specialist deliverables to ensure cohesion with a planning focus.
- Act as the 'interpreter' between specialists and any external consultants.
- Translate feedback comments to avoid time-consuming amendments.
- Understand implications of advice on design and deliverability.



“Developers who commission our multidisciplinary specialisms benefit from our proactive decision to do things differently.”

Mark Cope, EIA Associate, Hoare Lea

## Integrated planning & design expertise.



WeWork London

### **Mechanical, electrical & public health engineering.**

Mechanical, electrical, and public health (MEP) are the workable organs of a building – the disciplines needed to build safe, comfortable, working structures for human use and occupation.

From heating, cooling and ventilation, to plumbing, fire detection, and energy supply... successful MEP design requires an understanding of how services will function as part of a wider whole, and be used by people themselves.

#### **Operational considerations**

Given the importance of the MEP engineering systems to the successful operation of buildings, ensuring it is central to the design process throughout planning is crucial.

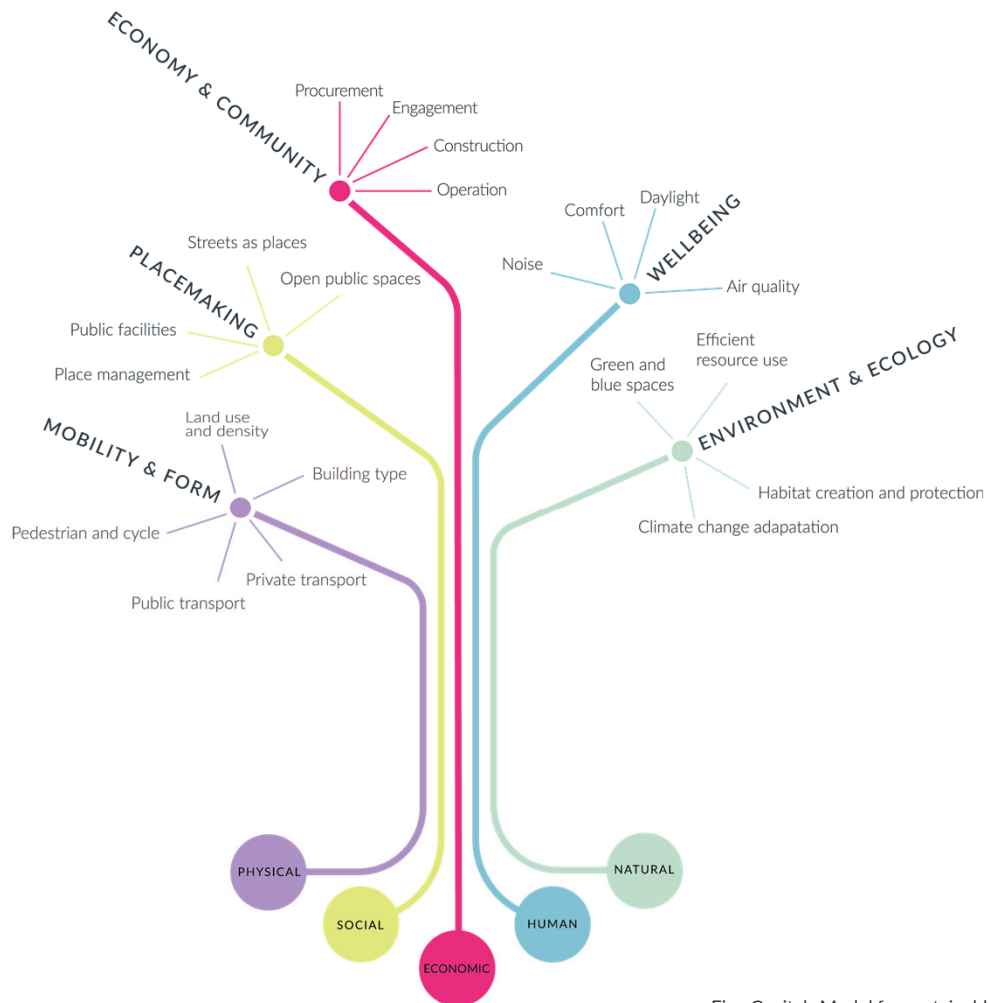
During planning, we work with the design team to enable the incorporation of the MEP concepts within the architectural proposals.

#### **Smooth integration**

Our work helps to establish the basis upon which a development can be designed and constructed following approval; this avoids recourse to planning and enables the symbiotic integration of architecture and MEP solutions.

As the largest firm of MEP consulting engineers in the UK, we bring our experience of crafting MEP solutions for award-winning projects across all major market sectors to every planning project, no matter the size.

## Specialist planning expertise.



Five Capitals Model for sustainable development

### Sustainability.

No longer simply ticking boxes, today sustainability is about adding value. Increasingly, it has become the starting point – and the heart – of ambitious projects. On each and every project, we take an exciting journey together with clients and project teams to help shape a more sustainable world.

#### Experts who speak your language

It's important to find experts who truly understand the often-complex sustainability standards. It's a language that we speak; comfortably interpreting it into simple, clear aims.

#### A sustainability framework

Within the built environment, considering five defined factors and their value is key to a connected approach: the people, the building, the social networks, the natural environment, and the economic output. These form the basis of our sustainability framework which is tailored to the needs of each project.

### Stakeholder engagement

Working with the project team we actively engage with the planning authorities, local community groups and the general public throughout the planning process. We collaborate with the client and project team as well as key stakeholders to create informed innovative strategies. Each strategy responds to the five elements of our framework, and we make sure we articulate it in an accessible and engaging way no matter the complexity.

### Ahead of the industry

Our team is actively shaping the future of sustainable practices. We conduct in-depth research, author industry guidance, build close links with sector-wide organisations, and sit on influential committees. The result is an unrivalled ability to provide informed, strategic advice that stays ahead of industry changes and is pivotal to our successful input to planning.

## Specialist planning expertise.

### Air Quality.

It's important to consider air quality right from the early planning stage. This is when we can help with detailed reviews during proposals and scope out the need for air quality assessments.

Experience has taught us that considering air quality as early as possible and integrating it within the design process demonstrates a commitment to high design standards. This ultimately improves planning, overall success, and the health & wellbeing of the individuals who live work and play in and around our developments. As the increased demand for air quality grows, so does our team of specialists – from indoor and outdoor air, building emissions and odour, to road traffic and demolitions.



### Climate Change.

Climate change is the most pressing environmental issue facing humanity. We recognise that new developments emit CO<sub>2</sub> and other greenhouse gases that contribute towards global climatic change. However, we also recognise that new development has the potential to become part of the solution through a forward-thinking and holistic design.

Our approach to quantifying carbon emissions arising from all stages of development means we are able to provide an overall carbon footprint. This includes the carbon emissions embodied within construction materials, those that would arise from operation of the development, and alterations to the 'carbon sequestration' potential of soil and vegetation as a result of land use changes.



### Daylight.

Controlling the impact of a new building on the daylight and sunlight of surrounding buildings is paramount to the success of a development. This is critical early in the design process, to ensure that design proposals respond to the prevailing daylight and sunlight conditions of the site and its context.

We have expertise in the evaluation of daylight and sunlight within a proposed building, as well as the assessment of the impact of the proposed building upon the daylight and sunlight of neighbouring buildings.

Our early stage input includes identifying sensitive neighbouring buildings and conducting simple initial tests to determine whether a full daylight and sunlight assessment is required.



## Specialist planning expertise.

### Energy & Carbon Strategies.

We take a whole-life approach to the energy and carbon performance of developments. This ensures we design for long-term sustainability. We understand how to realise the delicate balancing act between architectural vision, energy targets, commercial concerns and sustainable solutions.

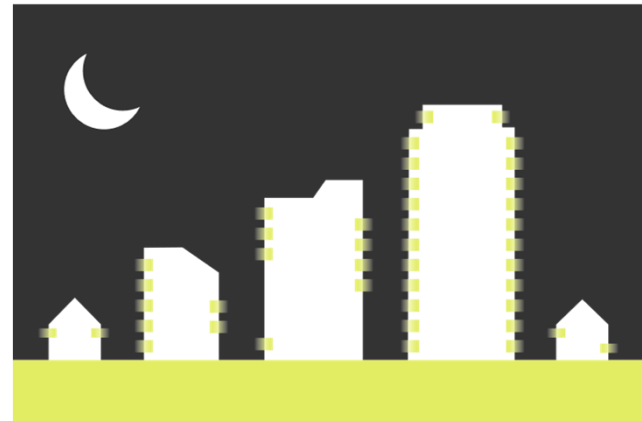
With expertise in both operational Energy Strategy Appraisals and Embodied Carbon Assessments, we can guide the design development process to help project teams determine the best fit solutions, for both construction and operation. We use data and performance modelling to effectively demonstrate all proposals in an easy-to-understand way.



### Environmental Light & CGI.

Our approach to mitigating obtrusive light is founded on our core understanding of how lighting at night needs to work for all affected. This extends from people and protected heritage sites, to sensitive wildlife (such as bats) and ecological systems. As a minimum, we are able to ensure compliance with the appropriate standards, but we also strive to craft solutions that are both functional and truly sustainable without losing a quality lit scene.

Our experience in daylight and lighting and its application in Computer Generated Imagery (CGI) means the photometric accuracy of our visuals gives a true impression of the designed effects of light from any given viewpoint. We can also generate Virtual Reality (VR) walkthroughs and interactive 360VR visualisations. Furthermore our Night Time Landscape Visual Impact Assessments support challenging developments in sensitive locations.



### Health Impact Assessment.

Human health concerns the state of physical, mental and social wellbeing of individuals or groups of people. The factors that relate to the health status of the person or people are known as health determinants and the desired outcomes for them are known as health outcomes.

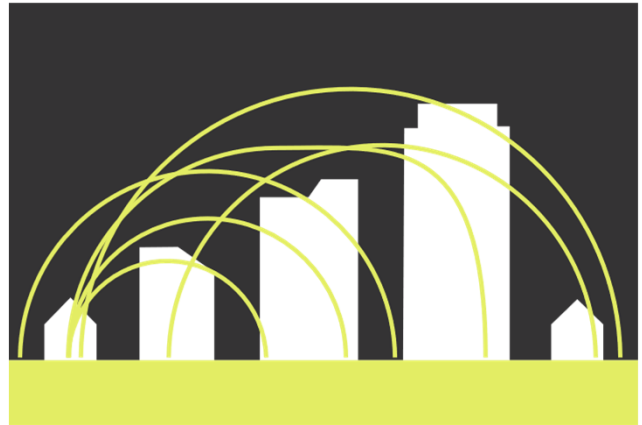
Our approach to Health Impact Assessment (HIA) seeks to assess the likely significant health outcomes of individuals or groups of people by evaluating the positive and negative health impacts of the proposals against the relevant local health determinants.



## Specialist planning expertise.

### Noise & Vibration.

We have one of the largest and longest established acoustics consultancies in the UK and was one of the first built-environment engineering firms to insist every single project was checked for acoustic standards. We look at buildings and beyond; considering the acoustics within a space, but also managing the sounds around it, including the noise a development might produce. This forward-thinking approach and our industry leading experience helps clients make significant savings as early as master planning stage. Our experts assess every design aspect that influences acoustics.



### Operational Waste.

Transition towards the Circular Economy is a key component of sustainable development. It aims to keep materials at their highest use and value, by minimising the need for new resources and energy. It's important that the principles of the Circular Economy are not only considered in the design of materials, but also for the development's intended operation. Operational waste assessment maximises opportunities to divert waste from landfill. Such opportunities can include waste segregation to maximise recycling, ergonomics of waste management facilities, and maximising waste collection efficiency. Coordination with design is essential to develop an effective operational waste management strategy.



### Security.

We believe early consideration of security provides significant opportunities to a development's sustainability aspirations and therefore planning success. Fundamentally, security is a feeling of freedom from threat and, as such, it is a crucial component in creating a sense of wellbeing. But it goes further than this; the natural, physical, social and economic aspects of sustainability can all be positively influenced through early security planning.

Underpinned by a development-specific threat and risk assessment, we identify security requirements and opportunities for added value through the application of established principles such as Crime Prevention Through Environmental Design (CPTED).





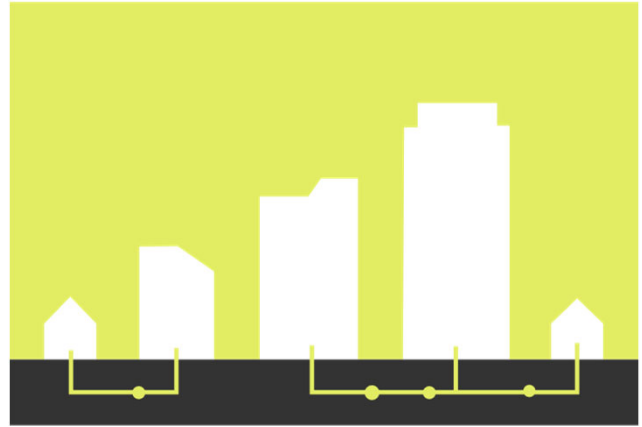
## Specialist planning expertise.

### Utilities & Energy Infrastructure.

Available as part of our holistic planning service, or as a standalone service, our Utilities & Energy Infrastructure team has a proven track record in managing even the most complex planning projects.

We start by looking at four key requirement areas: reinforcement, energy, waste, and diversions, covering all aspects of water, gas, electricity, telecoms, and energy services.

After producing a robust infrastructure procurement plan, we manage the entire bid process: market interrogation, design, and negotiation of competitive packages.



### Wind & Microclimate.

Excessive wind velocities and wind chill directly influence pedestrian comfort and safety. As a result, the implications for access, footfall and user experience throughout the public realm of a development require careful consideration at every stage of the design process.

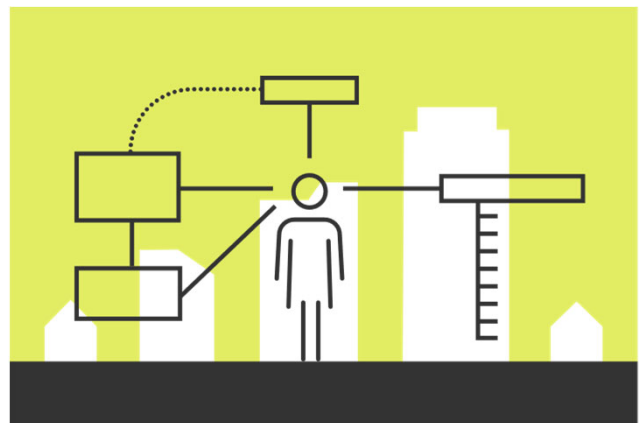
We undertake high-level wind desktop evaluations, complex simulation analysis, and lead wind tunnel testing works for single building developments to large scale masterplans. Our performance-based approach means we focus on the best value solutions throughout the design process, drawing on our knowledge of the physics within the built environment and simulation capabilities.



### Environmental Impact Assessment.

Environmental Impact Assessment (EIA) development refers to certain major development projects, where likely significant effects on the environment are anticipated by virtue of factors such as the size, location or characteristics. For projects classed as EIA development it is necessary for the applicant to submit a detailed Environmental Statement (ES) report as part of the planning application.

As part of the EIA process we undertake EIA Screening and Scoping Opinion requests to formally establish the requirements of EIA. We prepare specialist EIA topic ES chapters and collate the ES report in accordance with the EIA Regulations. Our dedicated EIA Coordinator oversees the whole process, ensuring compliance and quality of all EIA deliverables.

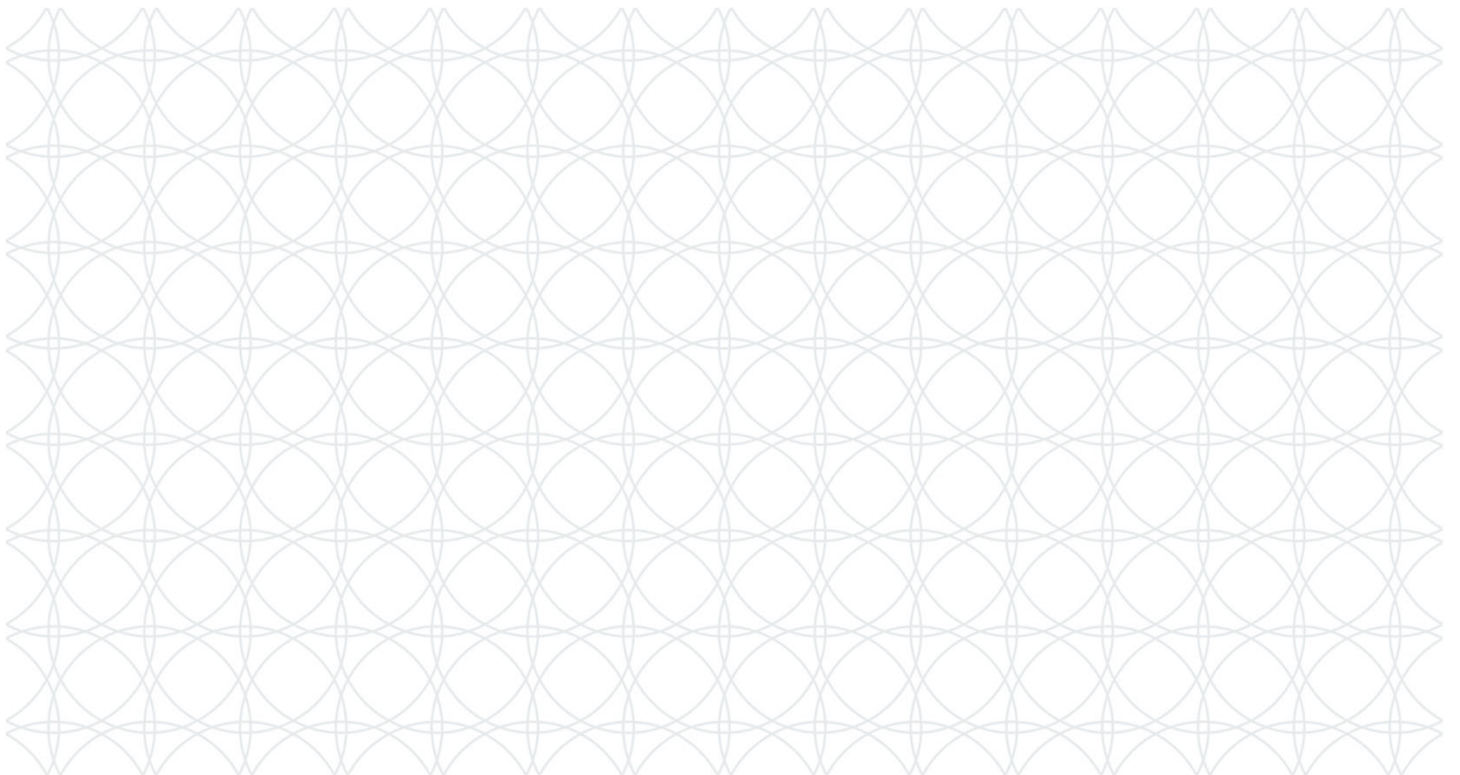




The Hive, Milan/Kew

# Part C.

## Our experience.



**Project stories.**



# Dunsfold Park.

## Enabling growth with zero carbon.

Dunsfold Park is seeking to create a new village in the heart of the Surrey countryside. The site is the former Dunsfold Aerodrome and proposals include up to 3,000 new homes, primary school, village centre, retail and the expansion of an existing business park to include commercial and industrial units.

**Holistic support**

The project is a great example of the value, breadth and depth of our specialist planning support services: our acoustics, lighting, utilities and energy infrastructure and sustainability experts all supported this challenging application.

In support of the EIA submission, we undertook the noise and vibration assessment, as well as the environmental light assessment. Our utility and energy infrastructure team were instrumental in overcoming the challenges of necessary power and water reinforcements as well as negotiating the implementation of a new sewage works with the environment agency.

**Enabling zero carbon**

We have also helped define the sustainability strategy for the masterplan, enabling innovations to come forward at reserved matters stages such as Passivhaus accreditation, low-carbon heat network powered by biogas-CHP, and an integrated water and waste strategy for the production of on-site biogas (to feed the CHP). These all contribute to the overarching aim of the masterplan achieving 'zero carbon'.

A challenging and complex planning application.

Brownfield site redevelopment.

Two years of pre-planning work involving five of our different specialist teams.

*Client:* Dunsfold Airport Ltd

*Architect:* Pollard Thomas Edwards

*Services:* Acoustics, Environmental Lighting Design, Sustainability, Utilities & Energy Infrastructure

*Sector:* Mixed use, Residential

*Status:* Approved

## Project stories.



# Sky Studios Elstree.

## Home to the UK's next-gen creative talent.

Sky Studios Elstree is a significant new investment in the UK and European creative economy. It provides a new home for Britain's flourishing creative sector and much needed space for Europe's brightest talent. It provides the capacity for Sky Studios to produce more original content inhouse, while continuing to work with independent production companies. The new studio space will also play host to major film productions from Universal Pictures, Focus Features and Working Title, and television series from NBC Universal Content Studios.

### Coordinated planning support

Owned by Legal and General, the underutilised greenfield site on the edge of Borehamwood was allocated for class B employment uses. Yet with a critical shortage of production space in London / the south-east, and the close proximity of Elstree Film Studios, the development plot presented an opportunity for much needed studio space.

In support of the EIA Development Planning Application, we undertook the impact assessment of noise and vibration, air quality, environmental light and climate change. We also provided the sustainability strategy and utility and energy infrastructure inputs to the planning application. Our internally coordinated approach to our planning stage inputs has meant that all of our deliverables were submitted ahead of programme.

### Confidence and accuracy

Although the planning application was submitted early in the design process, prior to RIBA Stage 3, our specialists undertook front-end design in parallel with the impact assessment process. Not only does this improve confidence in the accuracy of the planning information submitted, but also provides efficiencies for evolving the detailed design as the project progresses, without the need for costly design iteration.

Complex interaction between planning and early design

A challenging programme

Large multidisciplinary project team involving input from six of our specialist teams

**Client:** Legal and General

**Architect:** UMC

**Services:** Environmental Planning Services, Air Quality, Sustainability, Environmental Lighting, Acoustics, Vibration, Utilities & Energy Infrastructure

**Sector:** Arts & Culture

**Status:** Submitted, awaiting decision

## Project stories.



# Elephant and Castle.

## A brand new town centre.

The Elephant and Castle is one of central London’s largest regeneration projects. Incorporating 1,000 apartments, retail, restaurant and leisure facilities, along with a new cutting-edge campus for London College of Communication with exhibition and cultural spaces – it’s set to be a brand new town centre for the capital.

Excellent transportation links to the area are integral to its success. Two underground and one mainline rail station, 28 bus routes, excellent road connections and one of London’s first Cycle Superhighways will ensure the development is easily accessed. It also connects to another major redevelopment site: King’s Cross – which we have also been heavily involved in.

### Capital constraints

This highly technical and challenging project involved working in a constrained site, with a major road, tube stations and tunnels, and train lines all in close proximity. Our client was keen that the development embraced the multi-cultural ethos of the area – bringing the already established community closer together by creating new a space for people to use.

### In the mix

This was a fantastic project to utilise and bring together almost every aspect of our business. We drew on the design expertise of many of our sectors specialists – from retail and workplace to residential and leisure. We designed collaboratively across our specialist groups. Co-ordinating under one banner meant we could create holistic and complementary solutions that really delivered across the spatial and time constraints.

One of central London's largest regeneration projects.

1,000 residential units on the site, which links with another key London redevelopment: King's Cross.

The majority of our specialist groups contributed to the project.

**Client:** Delancey

**Architect:** Allies and Morrison

**Services:** MEP, Utilities & Energy Infrastructure, Vertical Transportation, Façade Access, Lighting Design, Acoustics, Vibration, Fire Engineering, Sustainability, Air Quality, Performance

**Sector:** Residential  
Retail  
Higher Education  
Arts, Culture & Heritage

**Status:** Stage 2, in planning

**Project stories.**



# Westgate Oxford.

## Centred on sustainability.

The transformation of Westgate Shopping Centre was all about providing a long-term sustainable retail heart for Oxford. The development has given Oxford residents and visitors a spectacular new space in which to meet, eat, and shop.

**Setting the benchmark**

We led the approach to sustainability from concept through to successful completion of the most sustainable retail development in the UK. The breadth and depth of the strategy defined, and ultimately executed, through the bespoke Sustainability Implementation Plan (SIP) is second to none for a retail-led development of this scale. Headline achievements were: the attainment of Excellent BREEAM ratings, embodied carbon reduction equivalent to the annual energy use of 2,300 homes, naturally conditioned streets, 1,000 cycle bays, >99% landfill waste diversion rates, setting the benchmark for construction-related community employment, and the implementation of an energy loop that will enable the transition to zero carbon.

**Investing in the future**

With a focus on the future and the evolution of renewable electricity generation at national level, the development is serviced by a super-efficient electrically-driven energy loop. It has one of the largest deployments of centralised air-source heating and cooling of its kind in the UK, enabling both energy sharing and effective use of an electricity grid destined to continuously reduce its carbon impact for the foreseeable future. Ultimately, this allows the transition to zero carbon for the Westgate development.

One of the largest schemes to be delivered in Oxford in more than 20 years.

Setting new standards in sustainable retail development.

Enabling the transition to a zero carbon future.

**Client:** Westgate Oxford Alliance (JV- Land Securities and Crown Estate)

**Architect:** BDP with Allies & Morrison, Glen Howells, Panter Hudspith and Chapman Taylor

**Services:** Acoustics, Daylight Design, Façade Access, MEP, Sustainability, Utilities & Energy Infrastructure, Vertical Transportation

**Sector:** Retail

**Status:** Complete

## Project stories.



# Bath Quays: phase 1 & 2. Regeneration done right.

Bath Quays is the Council's flagship regeneration project. Designed to create a new and vibrant commercial quarter for the flourishing businesses in the heart of the city's Enterprise Zone, it aims to generate higher wage jobs and provide more opportunities for Bath residents.

### Location location

The scheme will provide new offices alongside homes, cafes, restaurants and a high-quality public realm. Due to the nearby location of a busy main road, air quality and noise was a key consideration for planning approval. The Council also demanded the development wouldn't cast light onto the river (due to the need to protect bats at night). To assess noise impacts, we carefully measured noise levels at key locations on the site, allowing us to identify different sources present and isolate those that would not be present in the future once the development had been built. Our lighting experts also ensured the river was protected from light at night through intelligent design and positioning of fittings.

### Promoting communication

We contributed to the layout in order to maximise the quieter aspect of the development (overlooking the River Avon) and position less noise-sensitive uses in a way that meant they offered the more sensitive spaces protection against road noise. The most significant aspect of this project was the in-depth communication that we maintained throughout the process. Promoting an open dialogue up front meant that we could reduce the chance of the planning application being rejected or requiring revisions. The scheme achieved planning approval in April 2017 and is the most significant development in Central Bath for decades.

The site is located in the World Heritage Site of Bath City.

A sensitive conversion of the Grade II listed Newark Works Building, demolition of redundant buildings, and the introduction of three new buildings.

The most significant development in Central Bath for decades.

**Client:** Bath and North East Somerset Council

**Architect:** Allies & Morrison Architects (phase 1)  
Penoyre & Prasad (phase 2)

**Services:** Sustainability, Acoustics, Air Quality, Lighting Design, MEP, Utilities & Energy Infrastructure

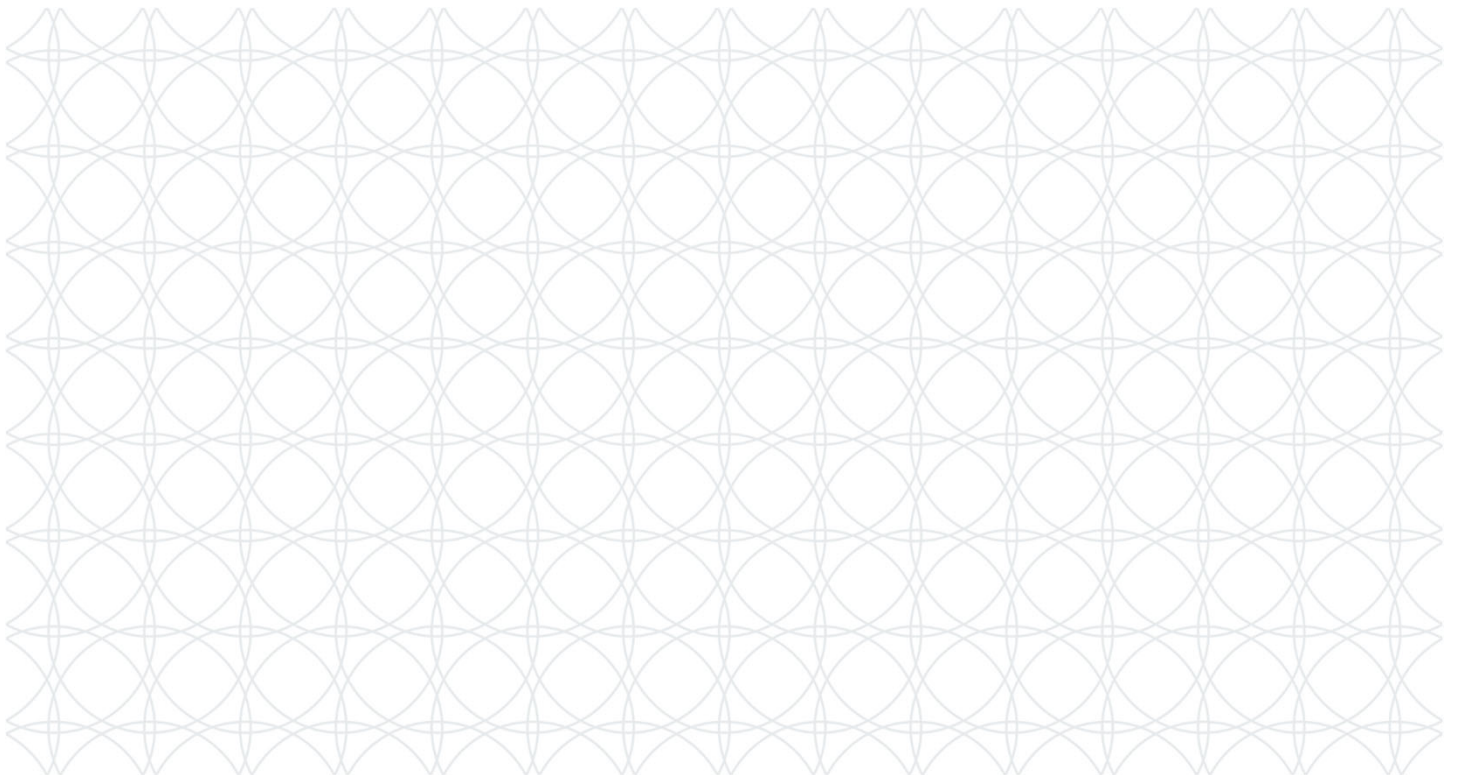
**Sector:** Mixed use

**Status:** Current



# Part D.

## About us.



## Our firm.



Blavatnik School of Government

**Hoare Lea is an award-winning engineering consultancy with a creative team of engineers, designers and technical specialists. We provide innovative solutions to complex engineering and design challenges for buildings.**

Irrespective of the scale, or complexity, of a project, we provide a full range of MEP, environmental and sustainability services, bringing buildings to life and ensuring that they perform in operation as well as they look.

### **Our commitment.**

Whatever our client's vision, we exist to make it a celebrated reality. When we embark on a project journey, we are making a commitment to the client and to each other. We achieve the best possible results in relation to quality, programme and value, delivered through our innovative problem-solving approach and our unwavering personal commitment.

We focus on the future and invest for the long term. We fiercely protect our hard-earned reputation so that our firm can be passed on to those who'll follow.

### **Our heritage.**

Our 150-year legacy is built on personal pride, technical expertise and dedication to delivering outstanding results. Partner led, we build meaningful relationships and protect our hard-earned reputation by rolling up our sleeves irrespective of a project's scale, or complexity. As industry leaders, we are committed to making every client's vision a reality, with forward-thinking and sustainable solutions that engineer a better future for all.

## Our firm.

## Our guiding principles.

### PERSONAL COMMITMENT

When we take on a project, it becomes personal. We are pledging our commitment to doing the best we conceivably can. This means taking ownership from start to finish. Each of us working, not just to protect our hard-earned reputation, but to grow it.

### CREATIVE DILIGENCE

As an independent, partner-led practice, we use our 150 years of accumulated experience and knowledge to assess every problem. The solution might be ingenious, innovative, unorthodox, even obvious... all that matters is that we achieve the right outcomes for our client. That is, and always will be, our priority.

### COURAGEOUS COLLABORATION

To achieve success, we rely on human relationships and teamwork fuelled by bold and confident dialogue. Consistently engaging in open and honest conversation ensures we add value in all that we do.

### PRIDE IN PERFORMANCE

We know that the best results come when everybody takes pride in doing their best. While it's our duty to solve problems and deliver project outcomes with a combination of determination and humility, we take time to recognise our achievements, whether collective or individual.



The Queen's Terminal, Heathrow

## Our people.



### Andrew Bullmore

 25 YEARS EXPERIENCE

**PARTNER**  
**ACOUSTICS LEAD**  
 BSc (Hons) PhD MIOA

#### Acoustics specialism

I have been at the fore of the Acoustics group for over 25 years, growing it to become one of the largest and most well respected acoustic consultancies in the UK today.

Embedding industry-leading noise and vibration consultancy into our firm's core capabilities has provided me with a fantastic opportunity to get involved a huge variety of clients across multiple sectors, from education to residential, transport to defence, commercial to leisure facilities.

The approach I take in all areas of my work, and that I also encourage my more junior colleagues to take, is to provide clear and appropriate advice in a form that is easily understood to enable good decision making.

#### Specialist expertise

My experience also includes extensive involvement across all stages of planning, from early stage concept design through to operational compliance monitoring.

I have personally driven the development of our firm's planning service into today's multi-disciplinary offering. My own experience has shown the significant benefits to be gained from a centrally managed and coordinated service, particularly across technical disciplines.

#### Project experience

My role in our firm's 'Engineering Futures' initiative also means that I have a 'bigger picture' view of projects and the wider industry. By identifying external influencing factors, it is my role to inform and drive forward the firm's wider innovation strategy.

My role includes links with numerous universities across the UK and abroad, maintaining a vital connection with current thinking and our direct involvement in applied research.

*"It is so great to have someone pushing this forward Your 'big picture' perspective is always appreciated. (Hoare Lea colleague)"*

## Our people.



### Mark Cope

 14 YEARS EXPERIENCE

**ASSOCIATE**  
**EIA COORDINATION**

BSc (Hons). MSc, FGS, MIEMA, CEnv, REIA

As a Chartered Environmentalist and IEMA Registered Environmental Impact Assessment (EIA) Practitioner, I am passionate about environmental and sustainability issues. I specialise in the multidisciplinary coordination of complex EIA on major development projects. At this scale it is essential to ensure that the needs of the development is proportionate to impacts on people and the environment. Through EIA I relish the opportunity to make a positive impact, for the benefit of developers, end users and existing local communities alike.

**EIA competent expertise**

Over 14 years I have coordinated statutory EIA on masterplan and detailed planning applications, on projects ranging in scale from urban extensions, brownfield and town centre redevelopment; coastal defence and flood alleviation; to nationally significant road and railway infrastructure projects. As a result I have extensive environmental consultancy project management experience across a broad range of development sectors.

As part of the EIA process I coordinate specialist input to EIA screening and scoping opinion requests and Environmental Statements (ESs) for development consent applications. I am also responsible for ensuring the compliance and quality of a wide range of other environmental planning deliverables. As a result I am very familiar with environmental legislation and planning case law, and have a detailed understanding of industry standard practice guidelines and methodologies.

**Project experience**

Notable EIAs that I have coordinated include:

- Wokingham Town Centre Redevelopment, Elms Filed & Peach Place Masterplan (Wilson Bowden Developments & Wokingham Borough Council).
- The Avenue Colliery Redevelopment Masterplan (Homes & Communities Agency & CPL).
- Clarendon Arcade retail & apartments, Royal Leamington Spa, (Wilson Bowden Developments).
- East Rhyl Coastal Defence Scheme (Balfour Beatty & Denbighshire County Council).

## **The firm.**

### **Our specialist expertise.**

We are problem solvers who care how a space makes you feel when you step inside – who bring buildings to life.

**Our comprehensive offering includes:**

**MEP. Acoustics. Air Quality. Audiovisual. Building Physics. Digital Engineering. Expert Witness. Façade Access. Fire Engineering. Intelligent Buildings. Lighting Design. Operational Engineering. Performance. Property Services. Research & Development. Security. Sustainability. Utilities & Energy Infrastructure. Vertical Transportation. Vibration.**

### **Our in-depth sector experience.**

We take personal responsibility to achieve a shared vision, combining strong relationships with technical excellence.

**Our dedicated sector expertise includes:**

**Arts, Culture & Heritage. Courts. Data Centre & Mission Critical. Defence. Distribution. Healthcare. Higher Education. Hotels. Manufacturing & Process. Prisons. Residential. Retail. Schools. Science & Research. Sport. Transport. Workplace.**



**Thank you.**  
**hoarelea.com.**

Locations

Abu Dhabi

Birmingham

Bournemouth

Bristol

Cambridge

Cardiff

Doha

Glasgow

Leeds

London

Manchester

Oxford

Plymouth

Madrid (associated office)

