

Environmental planning services. Our expertise.

HOARE LEA 2020





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Bath Quays North



Part A. Understanding planning.





Understanding planning.



Coal Drops Yard, London

Building back better.

Planning the world we need.

We are living through both a global health crisis and a climate crisis.

One has caused a rapid shock to our way of life as a novel virus spread rapidly though the population; the effects of which have been amplified by the socioeconomic legacy of the financial crisis of 2008, with the most vulnerable the hardest hit.

The other is a slow-motion disaster caused by our overreliance on fossil fuels; the effect of which has the potential to breakdown the climatic and ecological systems that we all depend upon.

And yet the two are inextricably linked. Our health is dependent on a stable climate, the availability of natural resources and a balance in biological systems. And the health of the planet is dependent on the political and economic stability that is afforded by a healthy and equitable society.

Through its 'Plan the world we need' research the RTPI recognises the need for planning to address these 21st century challenges by accelerating progress towards a zero-carbon economy, increasing resilience to risk, and creating fair, healthy and prosperous communities. Planning has an important role to play in this.

5 Capitals approach.

The Association for Consultancy and Engineering in its 'Measures for successful outcomes' discussion paper recognises that for major engineering schemes and projects there needs to be a greater focus on outcomes. Their 5 Capitals approach provides an integrated model for the sustainable built environment, comprising Economic, Environmental, Physical, Social and Human capitals.

In taking a 5 Capitals approach to design and planning of the built environment, this provides a holistic way to measure 'value' across all five capitals, providing a truly balanced view. This not only places value on safeguarding the global ecosystem and climate, but also on the benefits that development brings to the economy, the local community, people's lifestyle and ultimately people's health and wellbeing.

As design and engineering consultants in the built environment, we are well placed to advise on technical design solutions for health & wellbeing and net zero carbon outcomes, both in terms of architecture and placemaking. With this expertise we are perfectly placed to shape the value of planning, not to tick a box, but to play an important part in addressing the 21st century challenges.



Hoare Lea night-time CGI of Corn Exchange, Manchester



Part B. Our capabilities.





Our approach to planning.

Environmental planning. Design & planning for the future.



We advise on technical design solutions for architecture and placemaking. With this expertise we are perfectly placed to play an important role in addressing the future spatial planning and design challenges.

Health & wellbeing.

We recognise the existence of health inequalities and the importance of valuing the needs of local communities:

- improving the mental health and social cohesion of the local population by promoting outdoor exposure to greenspaces/nature; daylight/sunlight and soundscapes; and promoting social value through safe spaces, social networks and community empowerment;
- improving the physical health of the local population to reduce the burden on local healthcare systems by promoting alternatives to habitual car use through opportunities for everyday activity, active travel and recreation and promoting healthy diet;

- improving the quality of the built environment to ensure that all have access to the physical conditions in which to live, work and thrive; and
- maintaining the conditions within the natural environmental required to support the health and wellbeing of human beings.

Net zero carbon.

We accelerate progress towards net zero carbon by focusing on operational and embodied carbon emissions:

- reducing carbon emissions associated with heating, hot water, cooling, ventilation, and lighting systems, as well as those associated with cooking, equipment, and lifts;
- shifting towards active travel modes and facilitating rollout of electric vehicle charging infrastructure;
- onsite energy generation, smart energy systems and renewable energy technologies; and
- the assessment and benchmarking of the carbon footprint of materials, assets and construction techniques.



Our approach to planning.

Environmental Planning Services. Our expertise.

Technical planning inputs.

New development requires input from a variety of environmental planning specialisms to undertake technical design and assessment. This information is also required to facilitate public participation in the planning process.

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 an industry leading understanding of the human health and sustainability challenges that occur when delivering new projects.

Our design and assessment services are focused on every aspect of human centred needs.

Our specialist services include:

- Air quality.
- Climate change & net zero carbon.
- Daylight, sunlight & overshadowing.
- Energy & carbon strategies.
- Lighting Impact & CGI.
- Health impact assessment (HIA).
- Noise & vibration.
- Operational waste.
- Security.
- Sustainability strategies.
- Utilities & energy infrastructure.
- Wind & microclimate.

Environmental Impact Assessment.

'EIA' is an iterative design and assessment process, intended to achieve the best possible outcomes for people and the environment.

The need for EIA is determined by the characteristics of the development and its location. While location is generally fixed, it is possible at the screening stage to make positive design interventions to avoid impacts and therefore potentially avoid the need for full EIA. This provides a route for directly influencing outcomes.

At Hoare Lea we are outcome focused. We take a coordinated approach to maximise the values that our expertise can bring. Our approach to EIA ensures a holistic & joined up process, assurance of regulatory compliance and high quality outputs.

Our EIA services include:

- EIA Screening & early design advice.
- EIA Scoping chapters & reports.
- Environmental Statement (ES) chapters & reports.
- Non-Technical Summaries (NTS).
- EIA team coordination.
- Community & stakeholder engagement.
- Construction & compliance monitoring.





Sustainability strategies.

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.

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 & Net Zero Carbon.

Climate change is the most pressing environmental issue facing humanity. We recognise that new developments emit CO_2 and other greenhouse gasses that contribute towards global climatic change. However, we also recognise that new development has the potential to become part of the solution through 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 & Overshadowing.

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 evaluating the daylight and sunlight within a proposed building. We can asses the impact a proposed building will have on the daylight and sunlight of neighbouring plots.

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.



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 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.



Light Impact & 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 (HIA)

Human health concerns the state of physical, mental and social wellbeing of individuals or groups of people. Health impacts are often spread unevenly across different groups in a given population. These health inequalities often place a burden on public health services locally.

HIA seeks to understand the social needs of the local population, to ensure development projects do not create or exacerbate health inequalities. Positive and negative health impacts on the relevant local health determinants are assessed to determine the likely significant health outcomes. Through HIA often relatively small design refinements can be identified to optimise the health outcomes for all.





HOARE LEA H.

Specialist planning expertise.

Noise & Vibration.

We have one of the largest and longest established acoustics consultancies in the UK and were one of the first built-environment engineering firms to insist every single project is 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.

The 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).



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.

EIA Coordination.

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 by managing the EIA team, and ensuring the compliance and quality of all EIA deliverables.









The Hive, Milan/Kew



Part C. Our experience.







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, a 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
C1	A 1

Status: Approved





Sky Studios Elstree. Home to the UK's next-gen creative talent.

Sky Studios Elstree is a significant new investment in the UK 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





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

AICHILECI.	Alles 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
A ()	

Status: Stage 2, in planning





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 superefficient 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 & Morrisons, Glen Howells, Panter Hudspith and Chapman Taylor
Services:	Daylight Design, MEP, Sustainability, Acoustics. Utilities & Energy Infrastructure, Vertical Transportation, Façade Access.
Sector:	Retail
Status:	Complete





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 noisesensitive 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
Statuc	Current

Status: Current





The Crown Estate - Homes for the Future. How to deliver a suburban revitalisation.

It is recognized that urban areas benefit from innovative and peoplecentric design, and the integration of technology. Suburbia, on the other hand, has avoided the same scrutiny and, consequently, progress.

Recognising the context of their strategic land portfolio, The Crown Estate commissioned us to analyse how suburbia might evolve over the next twenty years, considering the myriad of social, economic, political, and environmental factors.

Key drivers

In total, sixteen key drivers for change were identified which spanned, amongst others, the ageing population, changing living preferences, increasing awareness of health and wellbeing, a shift to more sustainable modes of transport, big data and evidence-based planning, strategic decarbonisation of the electricity grid, modern methods of construction, and the proliferation of domestic renewables and storage.

The scenarios

Three potential scenarios for future suburbia were developed:

- Senior Suburbs characterised by its ageing population and meeting their associated needs;
- Suburban Revitalisation innovation in the suburban model whilst retaining its character; and,
- Intensified Suburbia city centre approaches at the suburban scale.

Whilst future suburbia is likely to be a combination of all three scenarios, each was tested in a workshop with key stakeholders against their knowledge of industry trends and an active The Crown Estate project.

A desk-based study for The Crown Estate focussing on how to deliver homes fit for the future within their suburban strategic land portfolio.

Reviewed key socioeconomic, demographic, technological, and environmental drivers to establish three potential future scenarios.

Held workshops of key industry stakeholders to 'stress test' the scenarios using an active The Crown Estate project and their expertise.

Client:	The Crown Estate
Services:	Sustainability
Sector:	Residential
Status:	Complete





Mariners Quay, Newport. The quay to sustainable regeneration.

Mariners Quay is a multi-award winning development in Newport, Wales. The project is situated on a narrow riverfront in an area of regeneration and consists of 100 highly sustainable homes. It's the UK's largest completed Code for Sustainable Homes Level 5 project – satisfying the Government's definition of a zero-carbon development.

Low carbon - high hopes

As a Welsh Assembly Government (WAG) pilot project, the challenge was to produce a social housing scheme with ultra-low carbon credentials on a scale previously untried in Wales. This meant that the energy for all the heating, hot water, lighting, and other building services needed to be met by renewable energy sources, when balanced over the year.

Pilot-project breakthrough

We brought our extensive residential MEP and sustainability experience to the development. Our specialist team worked collaboratively with all stakeholders to achieve the innovative zero-carbon design that featured a Combined Heat and Power (CHP) system, biomass heating, and a significant installation of solar photovoltaics. Our Sustainability team also acted as acted as Code for Sustainable Homes assessors, ensuring that the project earned its Level 5 rating.

This project not only supports people in Wales with affordable-to-run homes, it represents a significant breakthrough in demonstrating how to make large-scale residential developments energy efficient.

Largest Code 5 scheme in the UK.

100 social housing units in a regeneration area of Wales.

WAG (Welsh Assembly Government) pilot project.

Client:	Seren Group
Architect:	Powell Dobson
Services:	MEP, Sustainability
Sector:	Residential
Status:	Complete





Gwynfaen. Sustainable mixed use community.

This development comprises of mixed tenure sustainable homes located adjacent to the villages of Loughor and Penyrheol, overlooking the Loughor Estuary. Two thirds of the homes will be affordable and one third will be market housing. The scheme was awarded funding under the Welsh Assembly Government Innovative Housing Programme.

Human Centric design

The approach taken by the project team was to focus on the tenant and how they would use and enjoy the space. The aim of the scheme was to develop a truly sustainable community rather than simply a place where people live. The design includes accessible green spaces, which incorporate drainage swales and ecologically biodiverse landscaping, which can be used by all tenants and visitors.

Low carbon design

The development has been designed to be truly innovative within the social housing sector. The heating and hot water for the homes will be provided via air source heat pumps. PVs are to be provided on the roofs of the dwellings and these will be supported with individual battery storage so the energy generated can be used at the time when demand is greatest.

The development has been designed to be sustainable, high quality and designed to encourage social interaction.

Each dwelling has access to high quality public external spaces.

The homes heating and hot water will be provided via non combustion technologies and will be provided with battery storage.

Client: Pobl and Coastal

Architect:	EDP (masterplan) Stride Treglown (buildings)
Services:	MEP, Sustainability
Sector:	Residential
Status	Current



Part D. About us.





Our people.



Mark Cope



ASSOCIATE EIA CONSULTANT

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 relevant to land use planning.

I specialise in the multidisciplinary coordination of complex impact assessments 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 and health impact assessment (HIA), I relish the opportunity to make a positive impact.

EIA competent expertise

For 15 years since beginning my career in a Local Authority Planning Department, I have worked on a range of strategic, masterplan and detailed development planning applications. This has ranged in scale from urban extensions, brownfield and town centre redevelopment; flood and coastal defence; to nationally significant road and railway infrastructure projects. As a result I have extensive environmental consultancy experience across a range of sectors. As part of the EIA process I coordinate specialist technical input to EIA screening and scoping opinion requests and Environmental Statements (ESs) reports. I am also responsible for ensuring the compliance and quality of a wide range of other environmental planning validation deliverables. As a result I am familiar with environmental legislation and planning case law, and have a broad understanding of industry practice assessment 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).
- Sky Studios Elstree (internal EIA coordination).

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)

