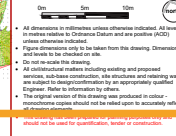
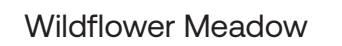
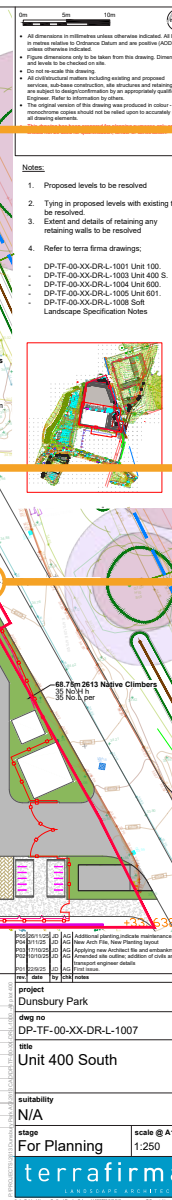


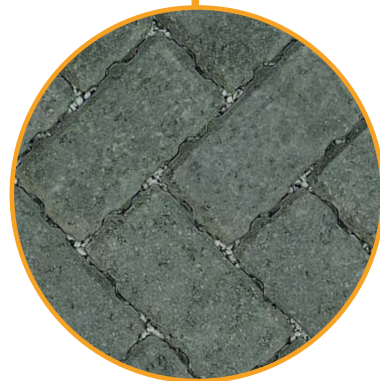
## 5.9 Landscape Proposal



## 5.9 Landscape Proposal



### External Seating Area



Car Parking Spaces  
Marshalls Block Paving



Tarmac



## Paladin Fence



Native Scrub

## 6.0 Sustainability & Energy

This chapter presents the sustainable design principles woven into the design of the development, with particular focus on energy efficiency, minimising environmental impact and conserving resources. It offers an overview of the sustainability standards targeted and details the strategies employed to reduce energy demand, incorporate sustainable materials and optimise overall building performance.

6.1 Sustainability

Sustainability and environmental performance of new buildings is an important part of successful development.

The project team will bring a flexible, energy efficient, sustainable approach to the project tailored to provide specific professional support to meet Planning and regulatory requirements.

The design process follows the recognised ‘Energy Hierarchy’ to reduce the need for energy, use energy more efficiently and finally to supply energy from renewable sources. An Holistic approach will be taken towards considering the developments wider environmental impact, by reducing waste, the practical use of sustainable materials, transport, water efficiency, drainage issues and ecological considerations.

Creating comfortable buildings to occupy is also crucial. High levels of natural daylight, natural ventilation and cooling, indoor air quality all lead to a positive experience by those working in and visiting our buildings.

The following accredited services will be considered as part of the development proposals:

5.1.1 BREEAM (Building Research Establishment’s Environmental Assessment Method)

This is a measure of the sustainability of a building and sets the standard for best practice in sustainable areas. We work in close collaboration with BREEAM consultants and provide documentation helping to achieve all levels of BREEAM accreditation.

5.1.2 SBEM & EPC

All new building developments will require SBEM calculations and Energy Performance Certificates (EPC’s) under Building Regulations Approved Documents L2.

5.1.3 Sustainability Statements

Sustainability Statements covering key sustainability issues to fulfil the various requirements of local planning authority, providing a balance of environmentally sound proposals with commercial viability.

5.1.4 Daylight and Sunlight Modelling

Solar modelling enables us to understand and control the geometric relationship between the sun and buildings, to optimise building position and orientation and minimise cooling plant or heating requirements. Many planning authorities now require light issues to be addressed as part of a planning application and we can provide the specialist advice needed in this complex area of planning.

5.1.5 Well Being

Physical characteristics of the built environment contribute directly to people’s health and wellbeing. Good quality working conditions and greater access to green spaces and recreational facilities have a positive impact on health and wellbeing. Therefore we understand that investing in the health, wellbeing and productivity of a workforce and aiming to improve this through better workplace facilities, can be mutually beneficial.



Development to target BREEAM EXCELLENT



Renewable technologies and Recycled materials



Biodiversity Net Gain



Rainwater Harvesting



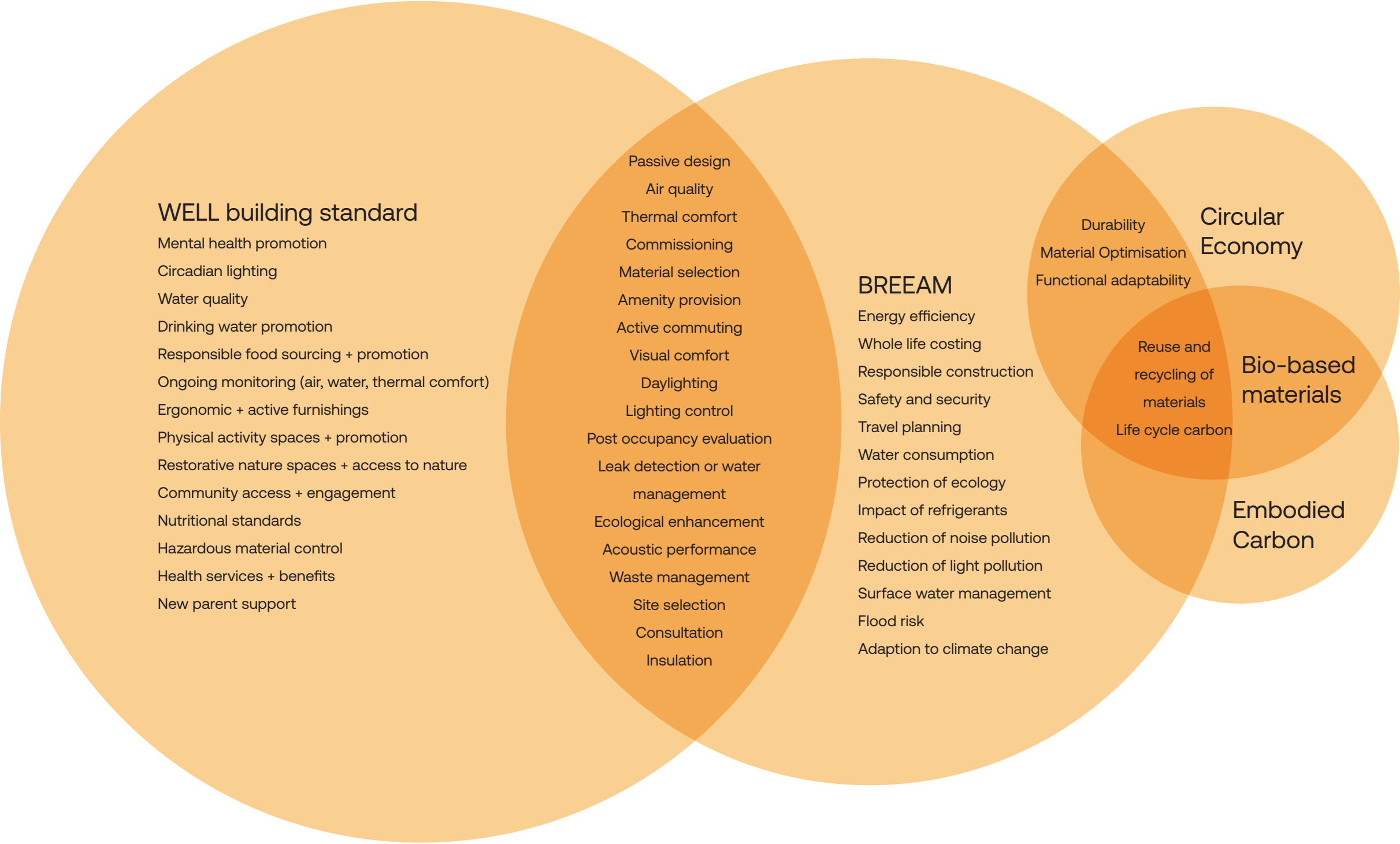
Electronic charging for Cars HGVs and Vans



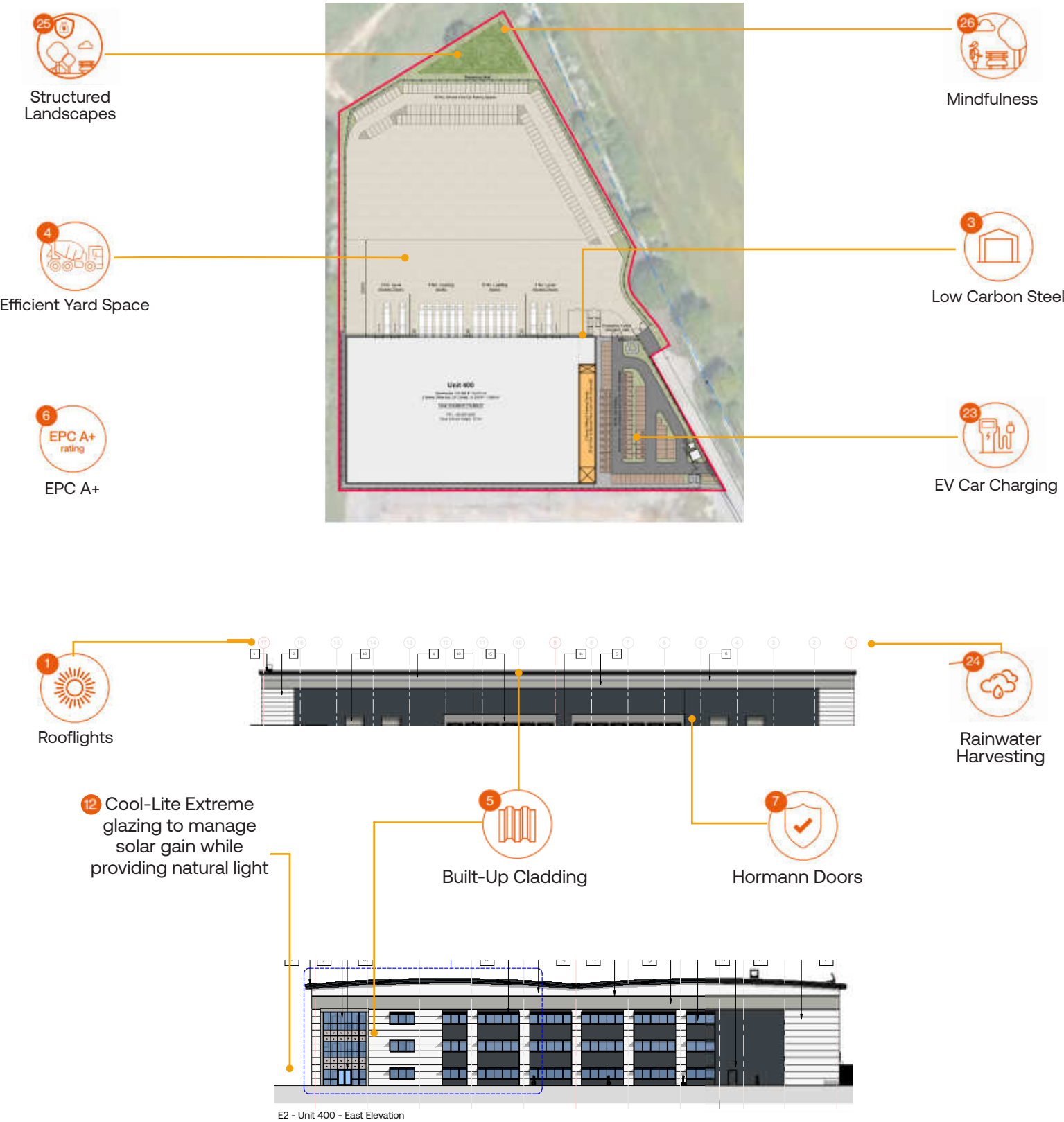
Photovoltaic Panels



6.2 Environmental Values Overview



6.3 Sustainability Strategy



This sustainability strategy sets out key measures to reduce carbon and enhance performance, including low-carbon materials, efficient building fabric, and low-energy systems. It supports sustainable transport with EV charging and prioritises occupant wellbeing through natural light and healthy materials, aligned with BREEAM targets.

### OFFICES

High quality office specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

|                                |                             |                                 |
|--------------------------------|-----------------------------|---------------------------------|
| <br>HYBRID AIRSOURCE HEAT PUMP | <br>RECYCLED CARPETS        | <br>HIGH EFFICIENCY WHITE GOODS |
| <br>FSC CERTIFIED TIMBER       | <br>CO <sub>2</sub> SENSORS | <br>LOW ENERGY LIFTS            |
| <br>NATURAL LIGHT              | <br>SMART METERING          | <br>LOW FLUSH WC                |
| <br>INTELLIGENT LED LIGHTING   | <br>LOW VOC/ORGANIC PAINTS  | <br>ECO HAND DRYERS             |
|                                |                             | <br>ACOUSTIC CONTROL            |

## 7.0 Security & Safety

This chapter outlines the security and safety measures incorporated into the development, ensuring both the protection of its occupants and the broader public. It details the design strategies that enhance site security, including natural surveillance, access control and appropriate lighting, while also adhering to safety standards to create a secure and welcoming environment.

## 7.1 Active Safety Measures

### 6.1.1 Secured by Design

Within the proposed site plan consideration has been given to ensure personal safety and align with general ‘Secured by Design’ principles. This relates to ensuring that the development does not create an environment conducive to crime. It is envisaged that additional crime prevention advice will be sought once an occupier has been identified for the units. Consideration will be taken as to how occupiers and visitors to the site can move freely without risk of injury.

Natural surveillance will be a key factor in the overall design of the site and the positioning of the offices overlooking proposed car parking will offer a high degree of visual control. The building’s design and layout will minimise visual obstacles and eliminate places of concealment and any potential dark areas will be well lit.

The buildings will be designed in robust materials; metal-faced cladding panels on a steel frame. Where appropriate, glazing will be toughened laminated sections. Where possible all windows and doors will be certified secure products.

### 6.1.2 Formal Surveillance

At present there is no specific occupier for the buildings and therefore any formal surveillance solution will need to be agreed at a future time.

However it is acknowledged that the presence of staff and CCTV provides reassurance and a deterrent to potential offenders. CCTV cameras can be used in the service yard areas and to pick up the buildings elevations, although no camera will be directed outwards towards any adjacent land use.

Staff need to be located in prominent positions so they can oversee and be seen. The effectiveness of CCTV depends on the number and location of cameras, the quality of the image and the monitoring in place.

If CCTV were to be installed in the future it would not be directed towards any existing residential areas.

### 6.1.3 Lighting

Exterior lighting will be designed taking into account the following standards:

- BS 5489-1:2013 Code of Practice for the Design of Road Lighting
- BS EN 12464 Light and Lighting – Lighting in workplaces
- GN01:2011 Institution of Lighting Professionals (ILP) Guidance Note for the Reduction of Obtrusive Light
- Lighting and the Environment – A Guide to Good Urban Lighting, Chartered Institution of Building Service Engineers (CIBSE)
- Bat Conservation Trust (2014) Artificial Lighting and Wildlife. Interim Guidance: Recommendations to help minimise the impact of artificial lighting.

In addition the following criteria will be utilised as a basis for the scheme:

- The estate road, car park and service area will be illuminated during the hours of darkness to an appropriate lighting level for both operation and safety.
- The lighting lux levels will be kept to a minimum when adjacent to any natural habitats, and will avoid direct light spill into sensitive locations.
- Lighting will be a combination of building mounted and column mounted lighting units. The lighting design will utilise good quality, attractive ‘dark sky’ fittings, directed downwards and with no spillage above the horizontal to avoid light pollution.
- The mounting height of lighting units should be no greater than 12m.
- For the access roads and car parking areas all mounting heights will be 8 to 10m.
- Lighting impacts on all receptors will be minimised by careful design. Baffles and shields will be attached to lighting units to further reduce lighting effects. If installed in the future it would not be directed towards any existing residential areas.

### 6.1.4 General Maintenance

The maintenance regime will be bespoke to each occupier and the nature of the operation of the building. In the absences of any confirmed occupiers, we can offer examples of the management and maintenance that will be put forward as good practice:

- Plant, machinery, materials and supplies should be stored in specific areas within the confines of the secured service area.
- The CCTV, lighting and alarm system should be regularly maintained and immediately repaired / replaced if faulty to ensure the safety and security of the development and its users.
- Access controls to the external and internal door sets, gates and barriers are essential to the security of this scheme and it is most important that these systems are regularly maintained.



### 6.1.5 Physical Protection

It is important that any development responds to the issues relating to security, such as criminal and anti-social behaviour, by incorporating such physical design features as listed below:

- Barriers to the service area and car park entrances to provide out of hours security.
- Secure parking for cycles located in highly visible and supervisable locations.
- Buildings of robust construction as illustrated within the submitted documents
- All external doors fitted with secure frames and locks.
- 2.4m high security fencing including access gates to the full perimeter of the service area.





## 8.0 Summary

This chapter succinctly encapsulates the design and access proposals, reflecting the core principles and strategies that have guided the development. It reaffirms how the scheme responds to the site's unique context, relevant planning policies and sustainability aspirations, whilst ensuring accessibility, security and a harmonious integration into the local setting. The proposal aims to deliver a well-balanced, functional and enduring development, meeting both present and future needs with sensitivity and care.

## 8.1 Conclusion

The design proposal has been developed with due regard to the existing site, its context and surroundings, to create a carefully sited, appropriately sized building that meets the client’s brief and reflects the current and anticipated market demands.

The design proposal contained within this report has been designed to meet the required design and sustainability policies of Portsmouth City Council.

The proposal will allow for the best possible access by all modes of transport and encourage travel to the site by means other than car.

The proposal represents a high quality development and a substantial investment, which will help to promote and support employment growth and stimulate continued economic investment to the area, cohesive with regional and local aspirations. It is anticipated that the development will act as a catalyst for further development to create additional new jobs and investment for the local community.



# UMC ARCHITECTS®