

Pedestrian Access & Cycle Access

The proposals would significantly improve pedestrian and cycle connectivity to facilities and bus stops in Markfield since existing provisions mean that pedestrians are unable to cross the A50 safely.

Footpaths will lead from the access road, via the car park, up to the main office entrances. Tactile paving and dropped kerbs will be provided at all road junctions, with further paving extended around offices and to the building perimeter.

Lighting by street lamps during hours of darkness will help to provide a safe and secure environment for the pedestrian / cyclist.

The development will be laid out to achieve accessibility for disabled occupants. All disabled car-parking bays are located as close to the main entrance as possible, with cycle shelters providing security and protection for bicycles. Safe pedestrian routes from these shelters will meet up with the route between car park and the building. All levels within the car park will have a gradient of less than 1:25, enabling wheelchair access and ambulant disabled to access the site without difficulty.

The main entrance into the unit will be ‘wheelchair friendly’ level entry, with automatic or manual opening doors. The doors will meet all current Building Regulations Part M requirements, with full height tubular steel handles for ease of opening. The force required to operate the doors will be below the maximum force recommended in the Building Regulations, and the effective opening width of each leaf will be designed to be more than 800mm.

Cycle Shelters

Cycle store to be Galvanised steel frame with untreated hardwood timber hit and miss infill panels and access doors. Roof fascia to be galvanised steel encasing a Sedum Mat roof finish.

Cycle Stores sized to suit each unit requirements.



Cycle Accomodation

Unit 01

Standard	48 total
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Unit 02

Standard	72 total
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Unit 03

Standard	24 total
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Unit 04

Standard	36 total
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Unit 05

Standard	36 total
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Unit 06

Standard	12 total
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Sustainability & Energy Efficiency

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.

Sustainability

This section sets out the main sustainable features relevant to the application and is restricted principally to the future buildings and the physical features of the site, rather than encompassing the wider sustainable development issues of the site location and its surrounding infrastructure.

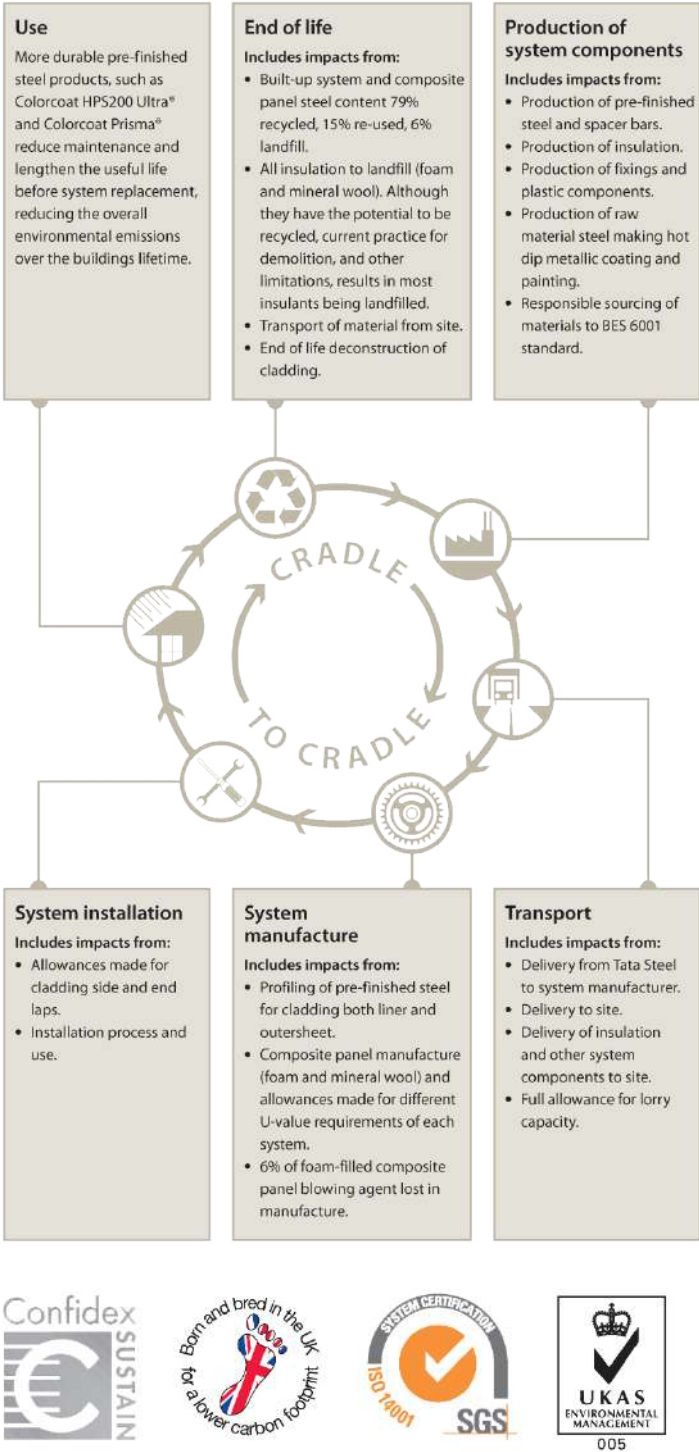
The issues in relation to sustainable design can be complex and drawing the right balance between all considerations is often difficult. This type of development requires an understanding of the occupiers operational requirements, as the demands placed upon the building are not necessarily the same as for other types of developments, such as domestic properties. However, the fundamental principles still apply, particularly in reducing the impact on the environment and the use of finite resources.

For a development such as this, the most significant impacts relate to material usage (principally for aggregates, concrete and steel) and the power consumed during its operation.

Elsewhere the scheme will focus on various aspects of sustainable design, potentially including all or some of the following:

Energy Efficiency

In order to deliver environmentally responsible building stock, an exemplar approach is being proposed based on low energy design principles. In summary, this approach involves energy demand minimisation through effective building form and orientation, good envelope design and proficient use of services; such that the building itself is being used as the primary environmental modifier.



The general construction design standards to be adopted must exceed the requirements of the current (2013 Edition) Part L Building Regulations which stipulate an improvement on the CO2 emissions of an aggregated 9% against 2010 standards The building envelopes will be designed to ensure that the fabric and form of the spaces encompasses low energy sustainability principles

Water Efficiency

There are various measures that will be incorporated to reduce water consumption and demand. The specification of water efficient appliances such as spray taps and low volume W/C's will assist. In addition to toilets, shower rooms with changing and locker areas will be provided within the main offices. These amenities will be available for all personnel based at the facility, thus providing for those who choose to cycle to work.

Further considerations would include:

Waste Strategy

Dedicated areas for refuse will be provided to allow for adequate bin storage / compactors to suit the occupiers operations. The refuse area will not exceed 10m from the main footpath and sufficient turning areas will be provided for refuse vehicles.

Waste Management

The proposed development can provide for the careful and sustainable disposal of waste during and post construction. Modern methods of design and construction using pre-fabricated units will help to keep waste arising to a minimum. Post construction, the building will be provided with a dedicated area within the building for the provision of refuse and re-cycling facilities, tailored to operational requirements.

Sustainability – BREEAM

To evaluate the environmental performance of the building, the applicant will carry out an assessment against the Building Research Establishment Environmental Assessment Method (BREEAM). This aims to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts. Projects are assessed using a system of credits which results in a formal certification in which the proposed building will target a BREEAM rating of Excellent.

Sustainable Transport Measures

The development will include Electric Vehicle (EV) charging points and car sharing to support sustainable transport. To promote cycling as a sustainable mode of travel, the site will feature Toucan crossings and secure cycle storage facilities.

Sustainable Water Use

The building will be designed to reduce water consumption such as water monitoring, leak detection and water efficiency equipment. The installation of flow control devices to WCs ensures minimum wastage and leaks.

Sustainable Use of Materials

The development design will make use of specifying sustainable materials, selected with consideration for their entire life cycle. All materials will be sourced from manufacturers whose production processes are certified under an Environmental Management System. All timber and timber products used during the construction process are sourced from certified sources and sustainable timber.

Sustainable Land Use

The development is in a highly sustainable location due to its existing nature as a brownfield site and its proximity to M1 allowing for vehicular access.

Sustainable Drainage

Surface water runoff will be managed through the use of sustainable drainage (SUDs) that reduce runoff rates and volumes. The site contains rainwater harvesting systems where possible, and site control measures such as attenuation basins will be sized to store and control storm water for the most extreme events.

Waste

Dedicated areas for refuse will be provided to allow for adequate bin storage for general and recycling waste to suit the occupier's operations.

Solar Generation

Roof mounted photovoltaic energy generation is proposed for the building units to minimise the energy requirements of the building and provide onsite renewable energy.



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.

Active Safety Measures

The foremost theory used to reduce the likelihood of criminal activity within planning and construction disciplines is crime prevention through environmental design. (CPTED).

1. Physical protection this is the application of physical security measures to prevent or deter unauthorised access
2. Surveillance opportunity ensuring there are multiple surveillance opportunities (natural, formal and informal) ensures the development is protected from casual intrusion and opportunist criminals.
3. Access control both natural and man-made access control measures can be applied in this context to create single, clearly identifiable points of entry to the site or site buildings
4. Territoriality this can be the actual definition or subconscious assertion that the development belongs, although not formally, to a legitimate user group.
5. Maintenance ensuring an area remains well-maintained in the future will reduce the likelihood of further ASB, loitering and criminality.



Indicative Frontage Fence



Indicative Security Fence



Indicative Security Gate

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.

Conclusion

This document seeks to demonstrate that the development of this site will result in a well-designed, high-quality scheme that is an asset to the area.

The development represents a substantial investment to the area and will help promote and support employment growth and stimulate economic regeneration to the area, in-line with regional and local aspirations.

The development aims to further enhance its context through reflecting its pleasant verdant assets; while providing an opportunity for the development of attractive, and contemporary set of buildings that is fit for purpose and safe for all intended use.

All proposed design contained within this report have been curated to meet the required design and sustainability polices of Hinckley and Bosworth Borough Council.





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