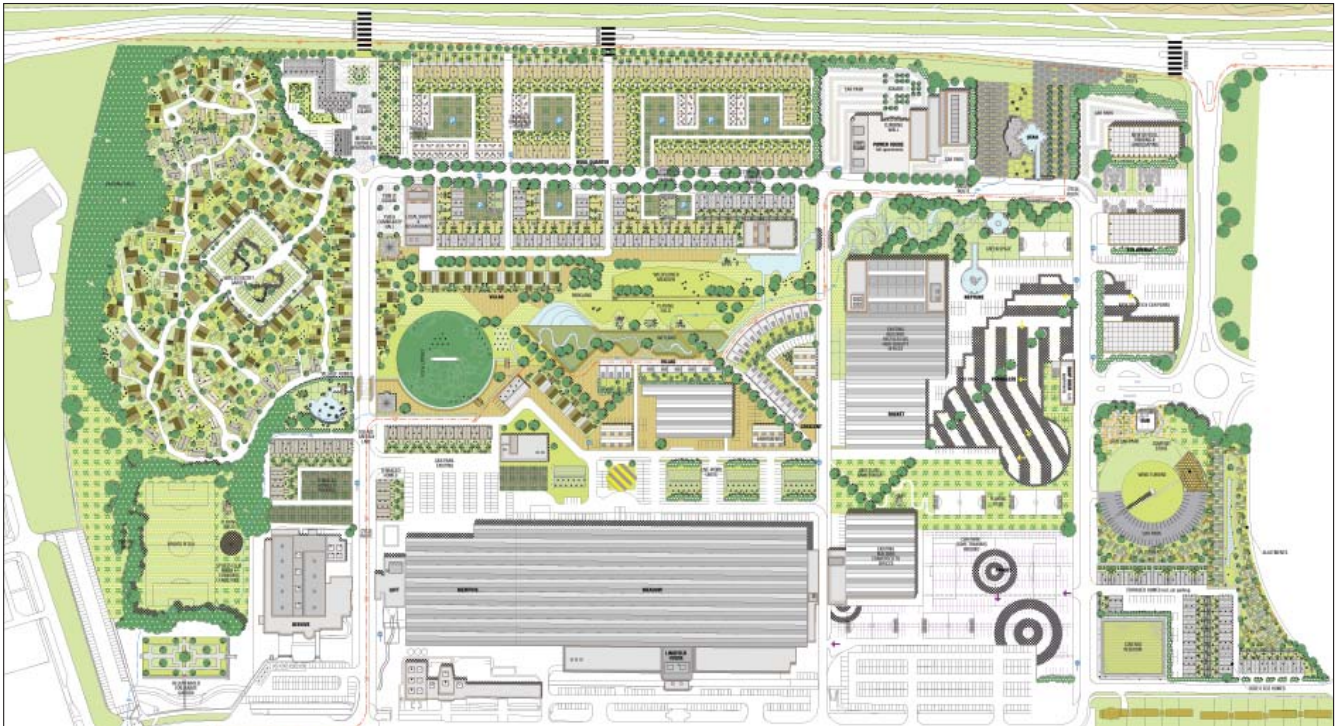


BATTLE McCARTHY ©

Consulting Engineers & Landscape Architects



PROJECT:
LINGFIELD POINT, DARLINGTON

CLIENT:
Marchday Group Plc

ARCHITECTS:
Aukett Fitzroy Robinson & FAT

BM SERVICES:
Sustainable masterplanning and environmental design

PROJECT VALUE:
£200m Approx.

DATE OF COMPLETION:
Ongoing

DESIGN BRIEF & PROJECT DESCRIPTION

Regeneration and economic viability were two important concepts behind the proposed development which will include approximately 1200 dwellings, 25,000m² of office space (new and renovation) and 13 ha of open space including a park and other communal activity areas.

Marchday sought to establish a clear vision statement produced collaboratively between all parties involved. This clear and transparent future vision and derived set of objectives was the key driver towards the design of this development.

'We are creating a Future Vision for Lingfield Point to continue the successful regeneration of this important Brownfield

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site. Our objectives are:-

1. To transform Lingfield Point into a destination, self-sustaining mixed community with its own unique identity and sense of place
2. To continue the successful growth of the existing business community
3. To deliver the highest standard of design
4. To create an environmentally sustainable community by
 - Maximising the use of green technologies
 - Building a mix of new homes on site to enable people to walk to work
 - Creating a viable public transport links, on site car club and facilitating car sharing
 - Sharing on-site facilities with Red Hall, Lingfield and the wider Darlington Community
 - Recycling existing buildings where possible and viable'John Orchard, Marchday

Battle McCarthy formed part of the design team and supported Marchday in the planning application masterplan submission in the



field of sustainable masterplanning and environmental design.

Through identifying site constraints and opportunities as well as using National, Regional and Local sustainability policy together with BREEAM and the Code for Sustainable Homes as a benchmarks and guidelines, Battle McCarthy has the proposed scheme's sustainability and environmental performance, making recommendations on the potential for a feasible, carbon neutral development

KEY SUSTAINABLE STRATEGIES

Masterplanning:

Unique sustainable design strategies for the 7 precincts depending on local environment and urban design

Beyond Building Regulations:

Residential units through design only will emit 75% CO2 than allowed under Building Regulations

A further 40% to 75% reduction in CO2 will be achieved through on-site energy generation strategies

Energy & Carbon:

- Maximised the opportunities to harness the benefits and protect against negative effects through the use of building massing, orientation and location, facades, systems and controls
- Reducing CO2 further through Renewable Energy Systems and Low Carbon Technologies (CHP, Large scale wind turbine)
- Proposing future RES and LCT to achieve a carbon neutral development

Towards Water Neutrality:

- Selection of appropriate water saving appliances to reduce water consumption whilst maintaining comfort
- Grey water and rainwater recycling
- Strategies to reduce the potable water demand even further will be implemented throughout the lifespan of the project

Resource Conscious - Materials & Waste:

- Maximum use of existing resources with particular regard to the recycling of the existing fabric
- Procurement of local materials with low environmental impact
- Zero water to landfill policy
- Community on-site organic waste facility

Landscape & Ecology:

- Integrated approach to landscape, ecology, biodiversity and place-making
- Ecological connectivity across the development
- Water attenuation strategies to recharge the natural flow of water

Regeneration and Respect for the site and community:

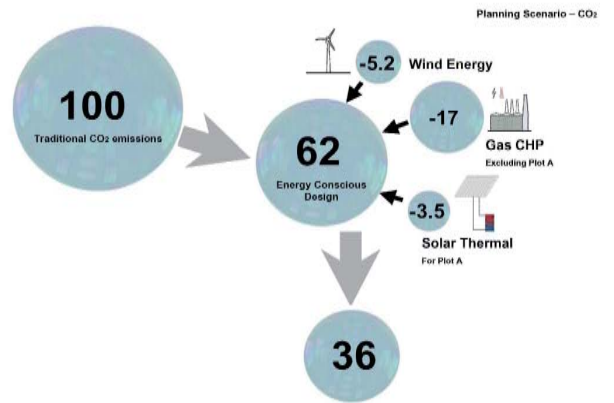
- Enhanced community benefits and opportunities whilst maximising economic regeneration
- Community involvement throughout design process
- Integration of allotments to promote the growth of community organic food

Health & Well Being:

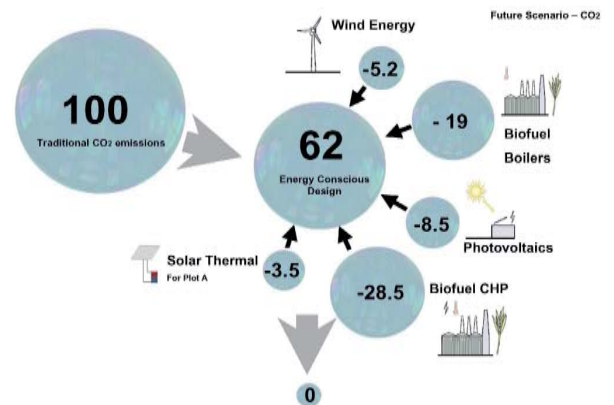
- Maximised benefit to occupiers and surrounding community through improved quality of life and activities

Best Practice and Industry Recognised:

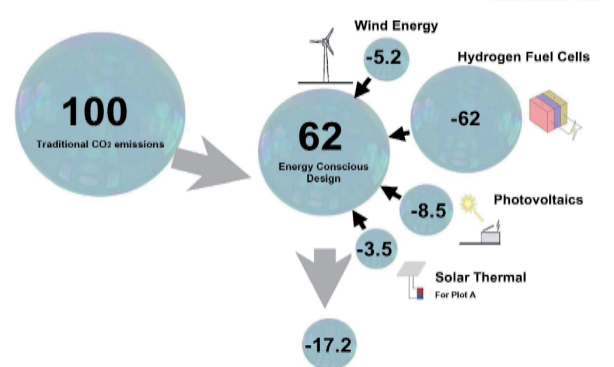
- All homes designed to Achieve CfSH Level 3
- Eco-village designed to be design as exemplar CfSH Level 6 Homes



LOW CARBON DEVELOPMENT



CARBON NEUTRAL DEVELOPMENT



PLANET POSITIVE DEVELOPMENT