

Environmental Policy

NPS recognises that property development inevitably impacts upon the environment in a number of ways and aims to minimise the effects of its activities whenever possible. We acknowledge that as property consultants, working with government and the business community, we have a responsibility and opportunity to influence best practice.

Environmental protection is an intrinsic element of sustainable development and as such we all have a role to play. In this respect NPS will:

- minimise the potentially harmful effects of business activities by ensuring pollution incidents are prevented by meeting the requirements of all relevant environmental legislation, as well as requirements within industry codes of practice
- introduce an accredited environmental management system within elements of the business, championed at board level and appropriately resourced. This will be fully integrated into business activities and management systems, thereby ensuring continuous improvement as a fundamental quality of our approach to performance management
- work with clients, contractors and suppliers (ours and clients') to minimise the impact that the supply chain can have on the environment
- work with staff, and clients, to raise awareness around issues central to environmental protection and sustainable development, by supporting appropriate training and reinforcement of awareness, because responsibilities within this policy lie with all staff
- ensure that the heritage and character of the landscape, and the built environment, are treated sympathetically so that materials used are in keeping with the local context
- manage our land holdings in such a way so that biodiversity is maintained and improved wherever practicable
- ensure the consumption of materials is managed efficiently by following the principles of reduction, recovery, reuse and recycling as central to all areas of business practice
- design buildings and building systems so that energy and water consumption are minimised and explore the use of alternative energy sources as an opportunity to reduce the reliance on fossil fuel sources

- reduce, whenever and wherever practicable, the levels of emissions associated with NPS business operations, including those associated with transport. Vehicles will be chosen on whether they will meet the prevailing European emissions levels as a minimum standard
- ensure that this policy is reviewed regularly to reflect the current key environmental objectives of the organisation

(signed) Mike Britch, Managing Director

A handwritten signature in black ink, appearing to be 'M. Britch', written in a cursive style.

NPS Environmental Design Statement

- The design and specification of buildings are carefully considered and prepared bearing in mind the limits of the site, the client's brief and good environmental practice.
- Wherever possible accommodation is arranged to exploit available shelter and shade, maximise the benefits of sunlight and respect the local environmental character, landscape features and trees.
- The environmental impacts, potential hazards and nuisance presented by the site context, for example, traffic noise are investigated. On-site traffic noise levels are assessed and where appropriate recorded by consultant acoustic engineers.
- The provision of natural ventilation, daylight and sunshine to habitable or main rooms is a high priority for the architects and the proposed designs reflect this where there is no conflict with the client's specific environmental requirements.
- The footprint, shape, section and specification of the external envelope are adopted to suit each site and to minimise energy losses and maximise useful solar gains.
- The integration, design and specification of building services systems are organised to deliver the required internal environmental standards whilst minimising the impact on the external environment.
- When ever and wherever practicable, the selection and specification of substances, materials and components are made to minimise impact upon the environment.
- The design and construction teams work together to undertake the construction works creating the minimum of waste and maximising the recycling of materials arising from the works.
- Critical evaluation of the role that renewable and alternative energy sources might play in further reducing the environmental impact of a building's construction, operation and eventual decommissioning. This would be achieved by conducting technical feasibility studies, whole life costing and life cycle assessments. The aim is to present the complete social, economic, environmental, educational, technological, legal and political advantages and disadvantages of such energy sources.
- Care is taken to promote diversity and to create wildlife habitats and develop sites as an environmental resource.
- NPS has the expertise to prepare environmental project assessments and is happy to work with clients and project stakeholders to demonstrate compliance with required standards (e.g. SEAM Environmental Assessment for school design and operation in accordance with DfES guidance)
- NPS support clients should they wish to take part in environmental programmes or initiatives.
- NPS support clients should they wish to make environmental grant applications.

Specific Development Criteria

Site Selection: NPS recommends the use of brown field sites in preference to green field sites. The refurbishment and conversion of existing buildings is carefully considered and only rejected on grounds of functionality or condition. Design proposals include for the retention of existing landscape features of note and the creation of wildlife habitats. Existing trees are retained wherever possible and planting generally, using indigenous species, will be reinforced.

Building 'envelope': NPS will specify building fabric composites and elements which optimise thermal mass, insulation and exposed glazed areas for energy performance. Wherever possible, buildings will be positioned and orientated to maximise passive solar heat gain in winter, and mitigate excessive heat gain in summer, with the use of natural and fixed shading.

Renewable energy: Judicious consideration will be given to the use of renewable and alternative energy sources, by assessment of all aspects of installation and operation over their whole life and the life of the building. Such systems may contribute to reducing CO₂ ('greenhouse gas') emissions, and may reduce dependence on fossil fuels, in an increasingly uncertain energy market. Sufficient information will be presented to enable clients to participate fully in the decision to deploy such technologies, and where appropriate, the choice of system to be used.

Sources of Hardwood and Softwoods: NPS recommends that all timber is sourced from suppliers with an environmental policy and from forests subject to certification systems
Low Nox combustion equipment: NPS recommends the specification of High efficiency Low Nox emission boilers (consistent with Nox emissions below 150 mg/kwh).

Use of recycled materials: Where on-site demolitions produce useful uncontaminated materials which can be used beneficially for construction, works construction teams are encouraged to salvage, recycle and reuse. A key objective for NPS is to reduce waste consigned to landfill.

NPS recommends the specification of aluminium for windows and roofing. Not only is aluminium one of the most commonly occurring natural elements, but it is also 100% recyclable. As a result of its recyclable credentials it is considered unlikely for mining worldwide to continue beyond 2020. Over 70% of the building industry's scrap aluminium in the UK is recycled and over half the world's aluminium is produced using hydro electric power.

Ozone-depleting chemicals: Equipment and plant using ozone-depleting chemicals (CFC and HCFC) are not specified. Fire suppressant systems and aerosols using Halons are not specified. Thermal insulation is specified which does not require the use of ozone depleting chemicals in its production.

Volatile organic compounds: Our preferred specification for paint stains and varnishes is water based or low solvent content. Where practicable, the use of preservatives with low solvent contents is substituted for preservatives with higher concentrations. Where high solvent content preservatives have to be used they are applied off site in a controlled environment. The use of solvent-based adhesives in the construction works is carefully controlled. The use of particulate boards with potential to emit formaldehyde is kept to the minimum practicable levels. Formaldehyde foam insulation is not specified.

Harmful substances: The materials and components specified for buildings and external works used in the construction process excludes harmful substances.

Lead-free paint: Lead free paints are specified where paint finishes are required.

Site Works and Grounds: NPS, in designing grounds, involves the client and project stakeholders. Our shared objective is to create, develop and maintain grounds that are stimulating, environmentally friendly, enjoyable for work and recreation and provide benefit for the building users and wider community.

Recycling facilities and waste disposal: Separate bins and secure storage for recycling waste materials are provided for in our designs as required by the client. NPS recommends to its clients the operation of an environmentally friendly purchasing policy and facilities management regime.

Ventilation: Our building designs generally provide for controllable natural ventilation. Mechanical ventilation and local extraction is only provided in deep plan core areas, specialist activity rooms and lavatory/changing areas as necessary to meet health and safety requirements and the client's brief.

Lighting: Design proposals include for the integrated design of day lighting with low energy high efficiency electric lighting. Where agreed by our clients, control systems include for movement-sensitive switching, zoning and energy management.

Water economy: Automatic urinal flush controls, low flush volume WCs, isolating valves, and accessible meters are specified. In addition NPS recommends the feasibility of rainwater harvesting from roofs for the provision of non-potable water to the lavatory facilities in major new buildings.

Water quality: Water systems are designed to prevent backflow and contamination of the supply, all in accordance with the Water Bylaws. As installed pipework drawings are prepared and pipework is colour coded.

Legionellosis (including legionnaire's disease): The design of pipework and water systems and the recommended facilities management regime minimises the opportunity for growth of legionella within water supply systems.

Health and Safety legislation: The client, project stakeholder, designers and construction and facilities management teams adopt an integrated approach to the incorporation of risk control systems and procedures to comply with Health and Safety legislation generally and in particular, the requirements of the Construction (Design and Management) Regulations.

Maintenance: NPS provides a full set of as built record drawings for each project. Caretakers and others involved in facility management are provided with full and appropriate commissioning training by NPS.

Energy (carbon dioxide) rating: NPS has the expertise to calculate the energy rating of proposed boiler plant.

Client environmental policy: NPS is prepared to assist each client in the development of an environmental policy and action plan, relating to the project.