RESIDENTIAL & MIXED-USE DEVELOPMENT

a better built environment
SLR – MULTI-SERVICE OR SINGLE SERVICE

DEVELOPING RELATIONSHIPS

SLR established for over 20 years, draws upon many years’ experience in the UK and Irish market. From our team of over 400 hand-selected experts we provide clients with commercial, pragmatic and proficient services to support all stages of development.

Some clients favour the convenience of a whole-team, one-stop approach with a single senior point of contact, whilst others select experts to supplement their existing teams we can happily provide any combination of services to suit the needs of your project or work preference.

A FEW OF OUR CLIENTS

Barratt Homes  
Bloor Homes  
Care UK  
Curo Group  
Gleeson Homes  
IM Properties  
Linden Homes  
Persimmon Homes  
Redrow  
St.Modwen  
Welbeck Strategic Land  
Willmott Partnership Homes

BUILD Magazine  
Home Builder Awards 2017 winner  
Best Global Environmental Advisory 2017
PLANNING
SLR is proud to have long and valued associations with many planning practices. Some of our clients have their own in-house planning expertise, whilst others value planning advice from SLR’s ‘in-house’ team of Chartered Planners & Surveyors as part of our integrated service offering. We are pleased to tailor our services to your precise needs, whether fellow professionals or client-side.

ENVIRONMENTAL IMPACT ASSESSMENT
As SLR can provide all the EIA services within one bundle, we are increasingly finding that developers and other planning practices value a one-stop EIA service which can be coordinated and managed by an experienced project manager, leaving developers or planning consultants to focus on the other aspects of the scheme. SLR’s EIA service ensures seamless integration and consideration of inter-related issues early in the process.

We can also manage the community engagement and social impact management, especially regarding contentious schemes or those in sensitive locations. SLR’s full service includes graphic panels, advertising notification and information leaflets for community events.

“SLR provides timely and commercially-astute advice to investors, developers and housebuilders, and in support of other consultants and professionals, throughout the UK & Ireland.”

“SLR’s fully-managed EIA service means developers or planning consultants can rest assured that they will receive a high quality, fully integrated and professionally considered package which significantly de-risks their planning application.”
Effective masterplanning is at the core of good design - it drives excellence and creates valued and long-term relationships with our clients. Our award winning masterplanning and urban design portfolio includes city regeneration strategies and major urban extensions to small infill developments in towns and villages. From complex regeneration sites to green field development proposals.

Urban design, masterplanning and landscape planning services include: townscape and visual assessment; regeneration proposals; green belt assessment; and masterplans for individual sites or as interventions within towns and cities. We carry out capacity testing, offer strategic advice on site suitability and determine development envelopes. We work across residential, commercial, education and all other mixed uses, producing coordinated holistic designs.

Our team design streets and squares for the public and private realm, and can provide a full range of graphic support to promote development concepts. We provide the client with 3D images, hand-drawn sketches and photomontages as part of the design process and for inclusion in high quality design and access statements.

“SLR’s multi-award-winning urban regeneration team has gained international recognition for their approach to economic, environmental and social criteria.”
SLR has one of the largest and most experienced landscape teams in the region. Our award-winning team understands the market requirement for practical, viable and creative schemes, and works closely with a wide range of clients, including many of the leading house builders, developers, and land promoters as part of multi-disciplinary teams.

Our unrivalled experience ranges from national to more local smaller scale proposals, and includes new settlements, urban extensions and infill development. SLR offers the full ‘spectrum’ of landscape services including: pre-application advice; landscape planning and concept design for outline application purposes; detailed design and costing; and landscape management services post-construction.

The team has developed robust LVA and Townscape Assessment methodologies and has extensive experience in helping clients achieve planning consents for sites, particularly in sensitive locations including protected and valued landscapes such as AONBs and in proximity to National Parks. Within the team we have nationally recognised expert witnesses with an unrivalled record of over 300 public inquiry successes.

“I would never appoint a consultant unless I was confident of their performance at public inquiry. You need the top landscape team at every stage.”
SLR provides a landscape-led masterplanning service which ensures that proposals maximise the development envelope within a robust landscape framework. Our leading landscape expert witnesses are often employed from the outset to give our clients an initial view of the likelihood of gaining consent, which is then taken through to masterplanning and landscape proposals as the scheme is taken forward.

The team is supported by a highly skilled and well-resourced graphics and technician team, which means we can deliver large and complex schemes in good time whilst employing cutting edge design software. We tailor our output to the requirements of our clients and key stakeholders, and can produce a full suite of documents and drawings. This may include public exhibition materials or virtual reality fly-throughs for example. In this way, SLR can bring the proposals ‘to life’, giving the client the best possible chance of gaining local support.
LAND QUALITY & REMEDIATION

SLR excels in land quality and remediation from the outset. Our teams of land quality, remediation and geotechnics specialists are always on hand for a quick opinion or detailed analysis. Due to our heritage, we have particular expertise in the evaluation and re-use of minerals sites, landfills, defence and petroleum facilities for mixed-use and residential development.

SLR is not a remediation contractor, and whilst we frequently work as engineers on remedial projects, our expertise is focused on risk-based evaluation of contaminant impact in order to offer novel cost-saving approaches to re-use of brownfield sites. We are routinely engaged to undertake risk assessments, geochemistry and geotechnical assessments, and to develop materials management plans for the re-use of excavated materials via the CL:AIRE Code of Practice - diverting excavated and surplus materials from brownfield sites for beneficial re-use in other development schemes.

“SLR, experts in the re-use of minerals sites, landfills, defence and petroleum facilities.”

FLOOD RISK & DRAINAGE

SLR has a long and successful track record of working with construction professionals to assist with the delivery of sustainable development through the evaluation and mitigation of potential impacts on the water environment.

Our in-house team of highly experienced hydrogeologists, engineers and ecologists are routinely engaged throughout the UK to complete flood studies, drainage assessments, SuDS designs and Water Framework Directive Compliance Assessments with the support of industry-standard analytical and design software.

“SLR works closely with other specialists to ensure solutions are appropriate, deliverable and cost-effective; and can be fully integrated into the development proposals.”

We work closely with other specialists to ensure our solutions are appropriate, deliverable and cost-effective, and can be fully integrated into the development proposals.

Should the need arise, our senior staff have considerable experience in supporting our clients at planning hearings and inquiries and providing evidence to examinations in public.
ARCHAEOLOGY & CULTURAL HERITAGE

Risk management from unexpected discoveries is crucial for successful projects. Detailed studies and site investigation of the historic environment are often necessary as part of EIA or Conservation Management Plans. Addressing heritage constraints at an early stage in project planning is an essential step in avoiding costly delays and redesigns later in the lifetime of a project. SLR offers an integrated and comprehensive service with award-winning experts.

2015 Commercial Publication Award
Industrial Archaeology Association

2012 British Archaeological Awards
Must Farm winning team for Best Archaeological Project & Best Archaeological Discovery

ECOLOGY

SLR’s extensive team of commercial ecologists work closely with our other technical staff to provide practical and innovative solutions to ecological issues.

The baseline of most studies is a survey. Although our ecologists have experience with commonly used survey methods and specialist techniques, it is often necessary to deviate from standard methodologies. Our team has the scientific knowledge and experience to devise specific ecological survey and monitoring methods for both flora and fauna where more applied methods are required to support a proposed development. We also have the pragmatism to develop and implement innovative solutions to resolve potential constraints and to seek positive outcomes.

“Whether above or below ground, historical assets, when managed correctly, can offer a host of benefits to a development, not least in bringing a level of kudos otherwise hard to create.”

“By applying the knowledge and skills of a large experienced team with the use of the latest technology and analysis software, SLR provides a pragmatic and robust response giving surety to developers.”
AIR QUALITY, DUST & ODOUR

All residential developments have the potential to impact on levels of air pollution. Pre-existing poor air quality also has the potential to constrain development.

SLR’s air quality team can help measure these effects, by providing a full modelling and monitoring capability. Whether you need to monitor existing baseline air quality, dust or odour constraints; model air quality impacts from road traffic exhaust emissions or on-site combustion sources such as energy centres; model to assess any ‘encroachment upon source’ impacts from odour, dust or air quality to input into scheme designs; assess dust from construction and demolition; or monitor indoor air quality for consideration of existing amenity and/or health effects, SLR’s air quality team is here to help.

ACOUSTICS

SLR’s dynamic acoustics team offers clear, straight-forward advice providing the house-building sector with a high quality and professional service from inception, through design and construction, to completion.

SLR believes that to provide a successful service to our clients, we have to understand the nature of their business and what is required to make it profitable and successful. We maintain a ‘client-focused’ approach demonstrating a knowledge and skill base that adds value to their projects. SLR brings to every project the ability to identify the right solutions, noting that all construction projects undertaken today operate under tight financial conditions. We guarantee confident application of our knowledge and skills, integrity, and an unshakable determination to satisfy all requirements. An example of our contribution to other residential projects is the review of the separating floor and wall systems and the ability to value-engineer where possible to make financial and space savings.

“SLR’s acousticians give additional guidance knowing their great service will be rewarded with our loyalty. We have achieved our goals even in the most complex situations; their advice is invaluable.”

“SLR offers a cost-effective, broad range of services, to fully assess air quality impacts and constraints to satisfy planning and legislative requirements.”
ENGINEERING, HIGHWAYS & TRANSPORTATION

From initial feasibility and planning studies to the design and implementation of the development and off-site highways infrastructure, we have an embedded awareness of the environmental and commercial sensitivities of new developments, which is reflected in all elements of our work.

SLR has considerable skill in identifying the key issues relating to each individual site and is able to mould technical arguments to be supportive of the case for development. Leading on, or as a separate service, SLR can design all elements, including off-site highway improvements, access junctions and on-site infrastructure.

SUSTAINABLE DESIGN & BUILDING PERFORMANCE

On-site renewables are increasingly becoming an early consideration in larger residential and mixed-use developments. We have an enviable reputation for delivering expert knowledge and support across an extensive range of renewable technologies and infrastructure, including biomass, cogeneration and trigeneration, geothermal, solar and small-scale wind.

SLR has a range of in-house expertise in a number of other specialist areas to improve resource efficiency and building performance. This includes BREEAM Assessment, carbon management, and waste and water resource management. We also have a specialist, world class team operating globally with building technology capability in wind engineering, ecologically sustainable design (ESD), computational fluid dynamics (CFD) and thermal comfort technologies.

“Prudent use of resources makes financial sense at every stage of development. It’s also a major selling point for discerning property buyers, who are becoming more aware of the benefits of well-considered domestic water, waste and energy management.”

“SLR provides accurate and timely advice, helping to minimise the need for prolonged and protracted negotiations with the relevant authorities.”
VISUALISATION AND GRAPHICS

SLR has a team of Virtual Reality (VR) specialists capable of delivering to their clients bespoke, immersive, interactive solutions. We have over 40 years combined experience in a market which is still considered young and cutting edge.

The world of VR is vast in the services it can offer and we at SLR have the capability to deliver:

- Interactive open world VR experiences
- VR headset integration on devices such as Oculus Rift, Samsung Gear and Google Cardboard to name but a few
- 360 Animations and Stills
- Augmented Reality solutions
- App development capabilities

We use industry standard products, including the latest game engines available on the market, to deliver our clients stable solutions in a dynamic and engaging way. Whether it be public engagement, stakeholder presentations or even aiding the design process by integrating with BIM packages, the VR team at SLR will always be at hand to service your needs.

SLR operates throughout the UK and globally from numerous strategically located offices, offering our experience in a wide range of business sectors for topographical, hydrographical, and measured building surveying. SLR prides itself on understanding the importance of our client’s requirements and delivers consistently high quality products.

SLR surveyors are licenced to use Remotely Piloted Aircraft Systems (RPAS) commonly referred to as drones, for commercial use throughout the UK and Ireland. Using drones it is possible to produce accurate fully ortho-rectified, high resolution aerial photos and maps for a fraction of the time and cost of traditional data collection methods especially for large sites.

Our hand launched, fixed wing RPAS, with on-board high resolution camera, is capable of capturing accurate survey data of small to medium sized land areas. We can provide up to date pictures of the ground conditions of a site, including detailed information of previously inaccessible land, with the exciting possibility of real-time surveillance of dynamic site conditions, such as at the time of a flood event. Utilising a full range of available tools such as Zone of Theoretical Visibility (ZTV) studies, topography and slope analysis, viewpoint photography, 3D visualisation and photomontage creation our Landscape Architects and Visual Assessment experts can provide advice on a number of different schemes.

TOPOGRAPHICAL SURVEYING

AERIAL PHOTOGRAPHY

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EXPERT WITNESS

SLR has a number of directors and senior consultants across all technical disciplines who are regularly sought after due to their expert witness success. Whether Green Belt or AONB or in relation to density or massing, ecological impact or transport, SLR can assure clients of experts who will give prudent and commercial advice at every stage before and during the inquiry process.

“I have won all of my recent appeals – mainly because I give the client the right up-front advice. I pre-assess a site on the likelihood of winning if it were to go to appeal. If I know there is absolutely no chance of success, I advise my client accordingly. This is called sound, commercial advice.”

CONTACTS

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Can we help?
If you have a requirement not covered in this document, you may wish to use the search function on www.slrconsulting.com, or consult your SLR contact or our nearest office (see locations on the website) and we would be delighted to assist.

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