

Sustainability Statement



At Morris Property we are committed to ensuring that our developments align with our sustainability ethos, guaranteeing that each individual development takes into account both end occupier and investor needs.

At the core of these principles, we have considered what Stadium Point can offer both in terms of maximising the natural features of the site to their fullest potential, but also the method and materials used in the construction of the buildings on site.

The points below are a guideline reflecting our planning application and maybe subject to change following a planning decision being made:

Natural Features of the Site

- Footpaths flow through the site and whilst our layout design incorporates these, the footpath has been temporarily moved to the perimeter of the site where we hope it will encourage occupiers to use this for health benefits and to enjoy the surrounding wildlife.
- Money Brook Stream runs through the site and will offer a natural habitat for wildlife as well as providing outdoor seating and amenity space for occupiers to use.
- Attenuation ponds, which are part of the sustainable drainage system on site, can also be used to encourage wildlife and landscaped to provide amenity areas.
- The site is located close to public transport links and is within easy walking distance of the Park and Ride at Meole Brace. The large residential population living nearby, will hopefully assist in providing potential workforce requirements.

Warehouse Accommodation

- Our target is to produce an EPC Rating of A with these buildings designed to deliver intrinsically low energy demands.
- The roofs will be designed to accommodate PV Panels to assist with onsite energy solutions.

- 15% Rooflights will improve natural daylight into the warehouse space.
- Optimum performance insulated cladding and roof materials will be used.
- EV Charging points for 20% of the car parking spaces on site will be provided.
- Glazing will have excellent thermal performance with optimum reflectance to minimise solar gain.
- Internal and external LED lighting with daylight sensors and auto dimming.
- Warehouse Units of 50,000 ft² plus will be targeted to a Breeam 'Very Good' Rating.

Any internal fit out requirements for offices will provide for

- Low water use sanitary ware.
- LED movement sensor lighting.
- Energy efficient heating / cooling system.
- Electric low energy panel heaters.
- Electric low energy water heaters to the kitchen and toilet areas.
- Carpets provided using a company that has signed up to achieving Net Zero in a responsible manner by using carbon neutral carpet tiles where possible.