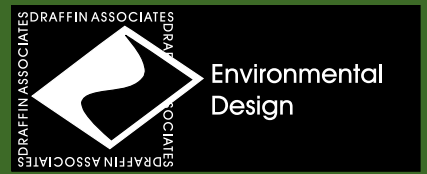


# Draffin Associates

## Projects Update – 2009



We are pleased to enclose our latest update recording some of our more interesting projects undertaken over the previous year.

### Bannerlands

Dadford village lies on the edge of Stowe Park, a Grade 1 English Heritage listed Historic Landscape Garden originally laid out by Capability Brown in the 18th century.

The redevelopment of redundant estate cottages at Bannerlands required very sensitive planning and design. The Green Belt site also abuts the regional headquarters of the National Trust.

With visual and environmental impact key considerations, DA co-ordinated a Landscape Impact Assessment. Detailed land, arboricultural and ecological surveys were undertaken and a design prepared that respected the local character.

CAD visualisation was used to support the detailed application to Aylesbury Vale DC. In the Heritage Statement submitted reference was made to use of local materials, reinforced native screening and subtle recontouring to integrate the scheme into the surrounding landscape.

The design team included Prospective Planning and Koru Architects who have worked successfully with DA on a number of rural sites.



Illustration – Earth Productions

### Calculated success at College Lane

At College Lane, Kentish Town on a former British Rail Social club, the principle of high density infill mixed redevelopment is supported by the local planning policy.

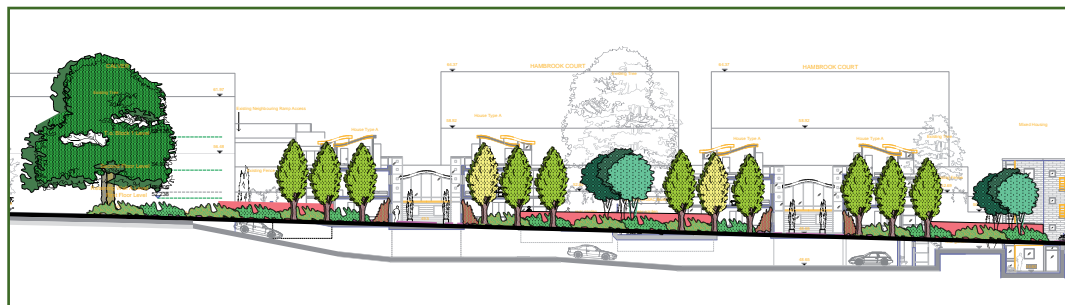
However when the only access is via a narrow cobbled Grade 2 Listed street and there is a mature TPO tree located adjacent as well as a proposed

basement car park ramp and a row of Victorian cottages overlooking the site, the design challenge becomes severe.

Assisting PTP Architects, DA carefully negotiated a detailed arboricultural methodology to ensure adequate tree protection and appropriate construction access. Our detailed proposals include roof gardens and a

new landscape street with communal meeting areas at the end of Mews courtyards.

The multi-layered landscape scheme addressed the concerns of local residents and was granted detailed permission by LB Camden in Spring 2009. Construction is anticipated to progress through to 2011.



### Draffin Associates Services

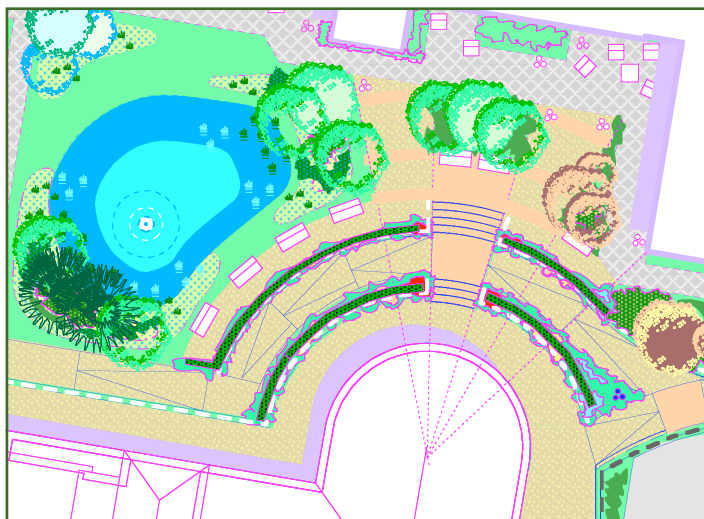
- Expert Witness at Planning Appeals
- Pre-Planning Surveys
- Landscape Impact Assessments
- Planning Reports
- Landscape & Urban Design Masterplans
- Estate Management / Refurbishment
- Arboriculture Method Statements
- Ecology
- Landscape Project Management
- 3D CAD Visualisation/ Photomontage

For assistance please contact Adrian Draffin at our Wokingham Office

T: 01344 750011

M: 07798 766155

# Projects Update – 2009



## Hillbrow

DA is pleased to announce that detailed planning approval was won on appeal for the new £5m special care unit at Hillbrow near Farnham. The inspector commented that 'the proposal would bring added benefits over and above the facilities it would provide.' This decision allows an established private family owned business to offer wider, much needed support to the local community.

The proposal utilises careful site planning and building massing to integrate with a visually sensitive location on the edge of rural settlement and adjacent an AONB.

The scheme is now being built out with completion scheduled for winter 2010. The design includes extensive enabling treeworks, gabion terracing, various water features and a special Alzheimers garden for residents all within a reinforced landscape framework. DA worked with HDG Architects, Bell Cornwell Planning and MEA project management.



## Riverside revival

Riverside Park is a good example of the regeneration of industrial land with positive environmental benefits. Located to the east of Alton by the Caker Stream the redundant site was very constrained for development by high voltage cables above and major underground services.

The design team of PRC Architects, Upton McGougan Engineers and DA created a layout that provided viable start up business units while extending public footpath access along the stream. Following a full flood risk assessment, detailed planning permission was granted in 2007.

The completed ground engineering works have been designed to enhance waterside wildlife habitats and a landscape management plan incorporating extensive permeable paving has been adopted to improve the local character and public amenity. Full occupation is anticipated by 2010.

## Glebelands Wokingham

Glebelands has been the home of The Cinema and Television Benevolent Trust for many years offering sheltered accommodation to families in the broadcasting industry.

The existing building and grounds are Grade 2 Listed and thus the application for site improvements including new woodland parking and access upgrading required a more thoughtful design for full planning approval.

Bellamy Roberts, Highway Engineers and DA have both worked at Glebelands before so shared experience was helpful in obtaining swift planning approval and Phase 1 implementation by Autumn 2009.



## Milton Road, Bloxham

Following initial landscape impact studies in 2005, DA was instructed to prepare a landscape strategy in support of a mixed use residential scheme for Bewley Homes and Sanctuary HA.

The approx 2 ha site lies to the south east of Bloxham on the edge of the village Conservation Area. Two site boundaries face open countryside and thus, while the need for special care and affordable housing was very real, site planning and a strong landscape framework were also important to a successful design. The strategy includes a central green with linked public open space. A variety of external courtyards have been created in scale with built form and access



requirements. Emphasis will be placed on indigenous materials used in a contemporary style. Subject to outline approval by Cherwell DC, detailed design will progress into 2010.

Other masterplanning carehome projects for Bewley Homes include SE Berkshire working with RPS Planning.

## Forthcoming Projects

**Major extension and garden refurbishment at The Darwin Centre, The Natural History Museum**

**Two projects on the edge of the Surrey North Downs AGLV where designing a successful landscape transition is a key planning objective.**

**Farm estate redevelopment in West Sussex.**

**New Berkshire Community Centres with linked parkland/ outdoor sports area.**

**Major refurbishment for retail/ leisure operator**

**Private house and gardens in South Oxfordshire**

**Our aim is to address the landscape constraints, exploit the design opportunities and produce commercially successful, sustainable and attractive results. Visit our website for more details.**