



## Landscape Enclosed Redevelopment

### Near Godstone

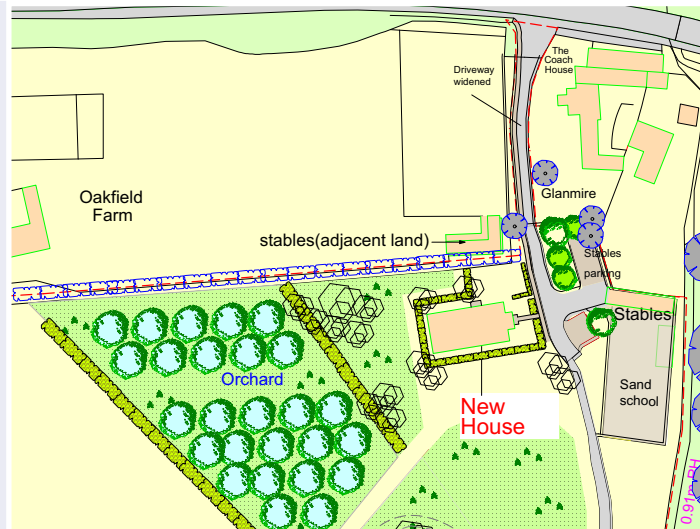
In accordance with current NPPF Policy the protection and enhancement of existing valued landscape character is given great weight in planning decision making. The 23 unit redevelopment of a 1.2ha former animal rescue centre has been designed in a courtyard format within the existing reinforced wooded landscape enclosure and linked wetland habitat. The application submitted by Planning Resolution on behalf of Cavello Homes Ltd was supported by the DA LVIA landscape report with emphasis on long term landscape management to ensure full integration of the proposal into the Green Belt setting within the client retained outer land. DA is working on many sensitive planning sites across southern UK where a special case must be made for successful outcomes.



## Village Extension

### South Oxfordshire

Originally working with Lytle Associates architects for The Oratory School in 2016, DA provided the LVIA report and landscape strategy for a 25unit residential development in a Village Conservation Area extension site within the AONB. Having gained the initial approval DA were then retained by Rectory Homes to progress the detailed landscape and tree condition application scheme for the extended 34 unit 1.48ha site including the adjacent former Woodcote Garden centre. The successful landscape submission included an enhanced landscape framework retaining the managed TPO tree canopy with mature hedgerow envelope while creating a new inner greenspace linked by public footpaths to the village hub. The built-out Darnell Place is now fully occupied.



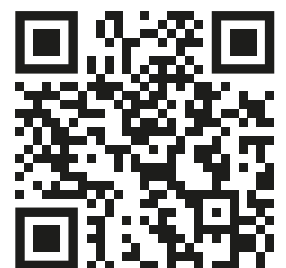
## Creative Conversion

### Surrey

This proposed stables conversion to private dwelling located on an elevated edge of settlement site near Epsom was won at appeal. The successful application was guided by the DA report to ensure the protection of key natural features and included creative new build siting and massing, orchard planting and pond habitat utilising sensitive spoil remodelling. WSPA co-ordinated the submission and appeal on behalf of the private client.

## Services

- Strategic Landscape Planning Advice -
- Pre-application surveys/ public presentation/ parameter plans
- Landscape and Visual Impact Assessment - LVIA
- Winning Appeals – expert witness/ hearing/ written representation
- Detailed Planning Reports/ Environmental statement
- Landscape masterplanning/enabling development/ urban design/ roof & podium gardens
- Refurbishment/Conversion schemes/Estate management
- Arboricultural Reports - Method Statements
- Ecological Reports – protected species surveys, BREEAM, BNG assessments
- 3D CAD Visualisation/ Photomontage/ BIM
- Flood risk/ SUDS improvements
- Soil mediation
- Landscape & private garden design







## Rural Retreat

### South Oxfordshire

The replacement dwelling application for a private client at a rural small-holding in the Chilterns AONB and AGLV required skillful design. In order to fit with local character, a farmstead approach was adopted by Napier Clarke architects with vertical timber cladding above flint clad plinths using linked mono-pitched buildings. The DA landscape report recommended reinforcing the wooded boundary enclosure and filtering of views from local footpaths. Natural permeable hard and soft landscape finishes were incorporated into the approved scheme including a long-term landscape management plan.

## Urban Integration

### South Croydon

This mixed residential development includes apartment and rear terraced units with new landscape areas including LAP play facilities on vacant backland. The application was made by WSPA who we continue to work with on a range of projects across the south-east.



## Care Village Transition Plan

### Surrey

At the edge of a planning Green Gap at Farnham, a Care Village is proposed that offers significant communal leisure facilities. These include an extension to the local rugby club playing fields, new tennis and bowls clubs with a central management hub. The landscape setting of the 4.48ha site will be improved by extensive mixed-age enclosure planting with new footpath links to the local nature reserve and greenspace as well as drainage and bio-diversity enhancement to the boundary stream and linked wetland margins. The design, including long-term management, will offer a meaningful transition between the existing settlement and open countryside. The pre-application inquiry submitted to WBC is being co-ordinated by HR Architects with Bell Cornwell Planning on behalf of Lamron Developments (Holybourne) Ltd.



**DRAFFIN  
ASSOCIATES**

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.

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#### **Forthcoming Projects**

- Barn and stables conversion at edge of Surrey Hills AONB
- Day nursery conversion projects in the South East
- Bespoke legacy private homes in Home Counties
- Mixed use masterplanning in Hampshire