



Valued Landscape

Poynings

National Park Authorities correctly require the design of new development to fully consider the existing valued context. The proposed development scale, architectural siting, form and finishes should fully respect and enhance the immediate landscape setting. Settlement edge locations below panoramic public viewpoints face greater scrutiny because of their prominence. Full consideration of the dark skies planning policy and other special constraints were key to the replacement dwelling design at Poynings within the SDNP. DA provided the critical landscape assessment report supporting Koru Architects and Prospective Planning.

DA is working on many sensitive planning sites across southern UK where a special case must be made for successful outcomes.

Village Enhancement

Brenchley

DA undertook the supporting tree and landscape report for a replacement dwelling on the Kent/ Sussex borders. Our findings and the sloping wooded valley site allowed BWP Architects to create a split-level plan with home offices that exploits the afternoon sunlight while retaining and managing the longer-term trees and boundary enclosure. We have worked with BWP on a number of projects including recently a subterranean garage scheme built at Selborne within the SDNP/ Village Conservation Area.



Shared Access

Marlow

In a country park Thames Valley setting near Marlow, DA is negotiating the conversion of waste ground near a water-ski club for a shared parking facility.

While local businesses will utilise the parking during the working day, public access will ensure occupancy at weekends for the local leisure amenities including lakeside green space. The submission to Wycombe DC includes a detailed metric ecological assessment to comply with the latest government guidance together with a full landscape enhancement scheme including appropriate security lighting. The submission was co-ordinated by Bell Cornwell Planning.

Services

- Landscape Planning Advice -
- Pre-application surveys/ public presentation/ parameter plans
- Landscape and Visual Impact Assessment
- 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, CfSH assessments
- 3D CAD Visualisation/ Photomontage/ BIM
- Flood risk/ SUDS improvements
- Soil mediation
- Landscape & private garden design

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Before



After 5 years



Coach Depot

Takeley

National Express were refused planning for the conversion of a mixed-use light industrial 1.5ha site to a new coach depot at Takeley near Stansted Airport in 2018. The site lies at the edge of a Countryside Protection Zone and the reasons for refusal were the impact on the countryside and the setting of the adjacent Waltham Hall Barn listed building. DA, working with Vail Williams Planning, were part of the successful appeal team in 2019 that demonstrated the positive reuse of PDL with the conversion of a former grain store to a coach maintenance workshop. In addition a comprehensive landscape design and management plan with discreet external lighting unifies the present disparate site uses while enhancing the context of the listed building. When appropriate DA can call upon significant expert witness experience for realistic planning appeal advice.

Settlement Edge

Scaynes Hill

Strategic landscape planning advice is used to engage positively with planning authorities during the Local Plan land allocation process. DA is providing landscape and ecological advice to Denton Homes Plc for a village extension at Scaynes Hill identifying the potential habitat and landscape constraints. Our pre-application surveys will inform the development planning programme. Landscape parameter plans are used to illustrate the key landscape framework and guide the development layout design. A landscape and ecological management plan is in progress with an LVIA report to follow once a provisional scheme has been agreed with the LPA.



Oxlease Revisit

Romsey

DA was a member of the successful design team led by Pro-Vision Planning at Oxlease Gardens, Romsey that in 2013 gained approval for a 58 unit residential development on part of the 72 ha overall Test Valley site. The landowner then gifted the adjacent wetland to TVBC for Fishlake Meadows Nature Reserve. The completed housing scheme is now built within a strong landscape framework. This includes the Romsey Barge Canal SSSI enhanced boundary margin and the mature native woodland canopy with linking green corridor.



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

- Apartment development at edge of Surrey Green Belt
- Strategic Planning in Hampshire and Berkshire
- Commercial development adjacent North Wessex AONB
- Bespoke private house and garden improvements in Home Counties