

LANDSCAPE / ARBORICULTURE / ECOLOGY / 3D VISUALISATION

## Mixed Development

### Bedfordshire

The latest planning NPPF Policy emphasises the need for sustainable long term development including landscape management. On an edge of settlement 0.9ha site the proposed 66 bed care home and 8 dwelling scheme has been integrated around the TPO tree canopy, adjacent communal leisure uses and parkland. The approved application submitted by WSPA on behalf of Aspire LPP was supported by the DA LVIA report with emphasis on long term landscape management in an area known for heritage fruit growing. Careful consideration was given to sw drainage in the valley setting including marginal habitat wildlife corridor links to existing wet woodland.

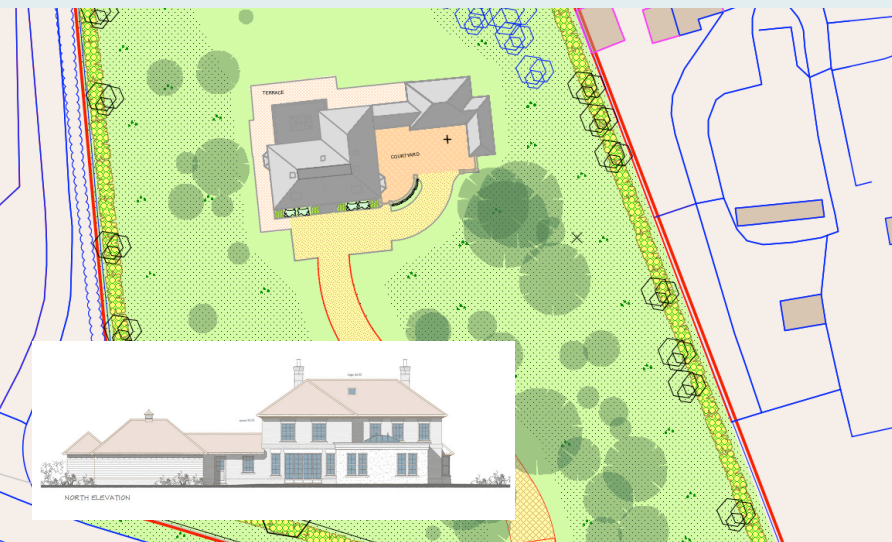
DA is working on many sensitive planning sites across southern UK where a special case must be made for successful outcomes.



## Special Setting

### Berkshire

In the grounds of a former private zoo located within a designated planning special landscape character area a new dwelling has been approved. The DA supporting landscape strategy and management plan has been developed within the estate setting of a grade 2 listed building. The new 1.5ha gardens are set around mature parkland including estate pond and enhanced walled garden enclosure. Working with STL Architects for Amberleigh Homes the scheme includes a new driveway access within the Green Belt setting.



## Economic Conversion

### Surrey

Working with Lytle Associates architects DA provided landscape and ecological advice for the conversion and remodelling of a former social club into apartments. Utilising the existing access and building footprint the revitalised communal gardens are now well integrated into the suburban fabric.

## 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





## Above Ancient Woodland

### Surrey

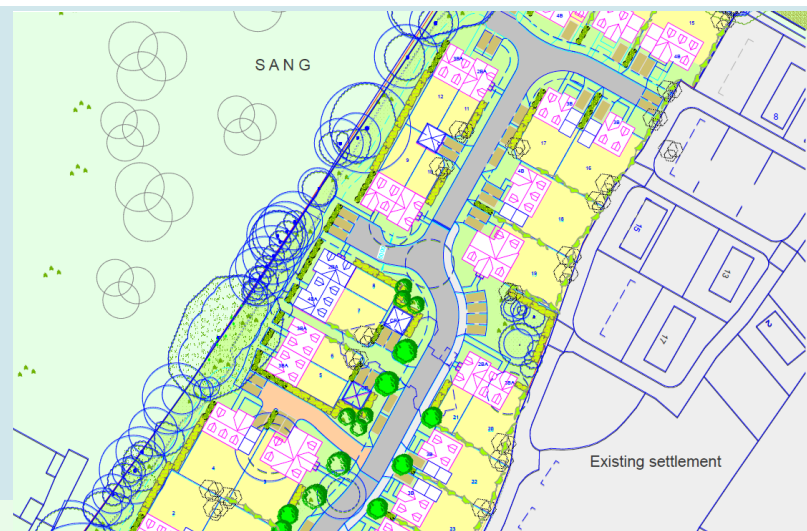
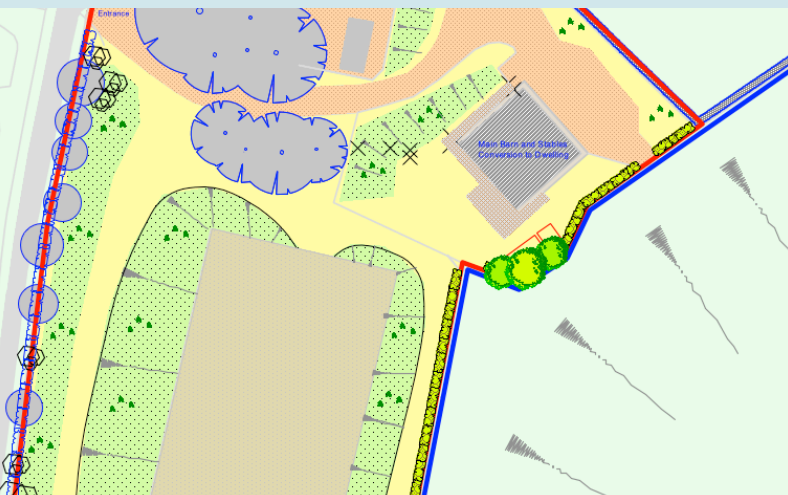
On an elevated north facing site above designated Ancient Woodland DA supported a private client application for a new stepped detached dwelling. The successful design addressed the significant level changes and tree protection issues to create suitable amenity space and manageable external spaces while safeguarding the sensitive woodland edge. Our tree report and positive site negotiations with Forestry England were important influences on the design approach.

We continue to work with Lytle Associates Architects across the south-east.

## Listed Parkland Conversion

### Surrey

At the edge of the Surrey Hills AONB and set within a grade 2 listed park and garden, the conversion of former stables to a private residence was supported by our LVIA report. The associated landscape strategy included areas of enhanced green enclosure with potential space for relocated stables and sand school utilising sensitive ground modelling. The landscape setting of the 0.79ha site will be improved by extensive mixed-age enclosure planting with bio-diversity enhancement to the boundaries and linked marginal habitats. The design including long-term management will offer a meaningful transition between the new residence and open countryside. The successful application was co-ordinated by WSPA.



## Settlement Extension

### Berkshire

Enclosed by an established SANG and mature woodland, the proposed new residential development required considered design. The 26 dwelling scheme was set within the mature landscape buffer defining the policy edge of settlement. Accessible linked landscape management zones were created to ensure the full establishment of the site TPO tree canopy. These features also allowed for the enhancement of boundary BNG wildlife corridors and wetland habitat and both are key elements in the approved landscape strategy. DA provided the supporting LVIA report working with Jo Tasker Planning Consultants on the 1.48ha site.



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.

### Draffin Associates Ltd.

The Studio, Glenrise,  
Lower Wokingham Road,  
Crowthorne Berkshire  
RG45 6DB  
Mob **07561 445633**  
Email **info@draffinassoc.co.uk**

**www.draffinassoc.co.uk**

### Forthcoming Projects

- Bike Park at edge of Surrey Hills AONB
- Edge of settlement development in West Hants/ Berkshire
- Bespoke legacy private homes in Home Counties
- Mixed use masterplanning in Hampshire