

Planning  
Landscaping  
Heritage  
Consultation

URBANISSTA

Our **friendly professional team** is here to help our clients achieve a wide range of **planning objectives**.

## OVERVIEW

# What can we do for you?

We're specialists in securing implementable planning permissions. We engage proactively with local communities and help our clients to deliver high-quality development schemes across London, the South East and the Midlands.

Our private and public sector clients achieve their objectives through the dynamic, honest, and constructive commercial advice we provide. We're one team, in two cities, working across four disciplines; Planning, Landscaping, Consultation and Heritage.

## Planning

We offer expert advice on: planning applications for schemes from 1-1,000 units, land acquisitions, environmental issues and political liaison.

## Landscaping

We create, build and manage beautiful landscapes on master-planned developments or individual properties.

## Consultation

Our experience of working with stakeholders and local communities ensures the seamless exchange of information and feedback throughout the planning process.

## Heritage

We can advise on heritage, conservation and archaeological support to accompany planning or listed-building applications.

# Planning

We help clients navigate the planning system and its legislation through our in-depth knowledge and a wealth of experience.





## WHAT IS PLANNING?

# There is no substitute for experience

The democratic planning system in England can be complex and costly. It rightly follows a strict legal process, supported by a host of technical documents that need detailed analysis and explanation, which often requires measured consultation with the public. Urbanissta's experience on projects of all shapes and sizes has seen planning permission granted for in excess of 5,000 homes.

We have secured consent on a wide range of projects over the years, from a summerhouse within the curtilage of a listed building, with an Article 4 direction, through to the development management and planning promotion of major mixed-use developments in excess of 1,000 units. Quite a range.

The business of planning can be a juggling act, the process, the legislation and very often the people. We work closely with our clients, government officials, community groups and other stakeholders to make sure we understand their concerns and support the localism agenda. We support our clients through the **planning process** to ensure that their commercial objectives are met in a manner that suitably addresses commercial concerns.

**Our Services:**

- > Planning Policy Analysis
- > Planning Representations
- > Development Control
- > Appeals & Inquiries
- > Feasibility Studies
- > Domestic Projects

// WE HAVE BEEN PLEASED TO WORK WITH THE URBANISSTA TEAM ACTING AS LEAD CONSULTANT OVER RECENT YEARS WHO HAVE HELPED US TO DELIVER SUCCESSFUL PLANNING PERMISSIONS. THEY UNDERSTAND OUR COMMERCIAL IMPERATIVES IN SECURING PERMISSIONS IN A TIMELY MANNER, AND HAVE WORKED PROACTIVELY WITH US AND THE WIDER PROJECT TEAM.

DAVID BANFIELD – REDROW HOMES SOUTH EAST & EASTERN

## CASE STUDY

# Bernard Works, Tottenham

**Who was the client?**

GCAP Investments

**What was the scheme?**

99 dwellings and commercial space

**What were we doing?**

Planning

**What is the Status?**

Application Submitted December 2017, Resolution Secured March 2018, favourable determination July 2018.

We worked on proposals for the redevelopment of the Bernard Works industrial site in Tottenham for a mixed-use commercial led scheme in accordance with Haringey's adopted planning policy.

A detailed application was submitted in December 2017 for: "Demolition of existing buildings and erection of a part 1,3,4,5,6,7 storey mixed-use development comprising 25 Commercial Units (B1/B2), music rehearsal space (Sui Generis), café (A3), exhibition space (Sui Generis) (commercial spaces totalling 2446.9m<sup>2</sup> gross), and 99 Residential Units (C3) including 12 apartments tethered to the commercial space, plus site access, replacement open space, landscaping, plant and other associated development."

The Site is currently the subject of a JR associated with a land dispute and highways matters.





## CASE STUDY

# Former Tudor Nurseries, Goffs Oak

**Who was the client?**

Redrow Homes Eastern

**What was the scheme?**

360 dwellings, retail, older persons housing and associated open spaces

**What were we doing?**

Reserved Matters and Condition Discharge Applications

**What is the Status?**

Applications submitted, decision pending

We assisted Redrow Homes Eastern with a complex and protracted planning process in Goffs Oak, Cheshunt.

Resolution to grant outline planning permission was approved by Committee on 22 May 2018. Prior to the S106 being signed (22nd January 2020) Reserved Matters and Condition Discharge applications were prepared to expedite timescales.

Complex S106 negotiations ensued over 17 months including attending 7 meetings with the planning authority and 2 adjacent landowner parties who also have outline resolutions to grant permission within the Rosedale Park housing allocation. Extensive pre-application negotiations took place for the Reserved Matters and Discharge of Conditions applications, submitted in February and March 2020.

The submissions recognised the LPA's detailed attention to design and resulted in a range of Arts and Crafts inspired dwellings alongside small retail element and homes for those over the age of 50.

These applications are currently under consideration.





## CASE STUDY

# Chalfont Drive, Nottingham

**Who was the client?**

Bellway Homes (East Midlands)

**What was the scheme?**

345 dwellings

**What were we doing?**

Planning & Heritage works

**What is the Status?**

Completed

Outline consent was secured in November 2011, and Minor Material Amendment Application (S73) was submitted in 2015 to vary the details of the previously approved outline permission. At the same time, Reserved Matters and Condition discharge submissions were made.

A Deed of Variation to the original S106 was also required.

A new outline permission and Reserved Matters consent were secured in May 2015.

This project is currently being built out and is virtually complete.





# Engagement & Consultation

We build dialogue to help bring down barriers to development. Giving our clients confidence in achieving their desired outcome.

## WHAT IS ENGAGEMENT &amp; CONSULTATION?

# We proactively involve communities

Community involvement is at the heart of the planning process. Understanding local communities thoughts on current and future development in their area has become ever more important. Every project is different and requires a different approach.

**We work closely with our clients:**

- > Supporting Stakeholders and communities involved in the process
- > Organising community mailshots
- > Setting up websites for project consultations
- > Preparing newsletters or questionnaires
- > Organising consultation events, undertaking engagement with local authority members
- > Preparing Statements of Community Involvement



*// WE HAVE WORKED WITH URBANISSTA ON A RANGE OF COMMUNITY ENGAGEMENT PROJECTS, INCLUDING ORGANISING A CONSULTATION EVENT, DESIGNING EXHIBITION BOARDS, LEAFLETS, A PUBLIC QUESTIONNAIRE, AND ISSUING MAILSHOTS FOR OUR EXHIBITION EVENT. THE SCI CONCISELY SUMMARISED THE KEY ISSUES THE COMMUNITY IDENTIFIED. THE MICRO WEBSITE LOOKED GREAT AND WAS REALLY USEFUL WITH THE IT TEAM PROVIDING DETAILS OF SOCIAL MEDIA AND WEB SITE VISITS, WHICH AS IMPORTANT FOR OUR LAND OWNERSHIP AND POLITICAL PURPOSES.*

*IZZY RAHMAN – BARRATT, DAVID WILSON (MERCIA)*



## CASE STUDY

# Bicknor Farm, Maidstone

## Who was the client?

Redrow Homes South East

## What was the scheme?

302 dwellings

## What were we doing?

Reserved Matters, Consultation, Discharge of Conditions

## What is the Status?

Reserved Matters approved, awaiting signing of S106 to allow discharge of conditions

We supported Redrow Homes Eastern on this development in Maidstone with our consultation capability. In January 2017 outline planning permission was granted for 335 dwellings. In May 2019 the team was prepared and submitted a Reserved Matters planning application for 302 homes.

Following 4 x pre-app meetings with planning officers as well as a presentation to Maidstone Members in June 2019 and a short period of local stakeholder consultation, in August 2020 the Reserved Matters submission for 302 dwellings was submitted.

Following particular interest being paid by a Member of the Planning Committee to energy/sustainability and affordable housing matters, the scheme was, in part amended. This led to the Planning Committee in January 2020 resolving to grant planning permission.

The S106 has been signed and a planning permission issued in July 2020. We continue to work on Community Infrastructure Levy and discharge of condition matters.





## CASE STUDY

# Radiator Road, Sudbury

**Who was the client?**

Keepmoat Homes

**What was the scheme?**

112 dwellings

**What were we doing?**

Planning & Community Consultation

**What is the Status?**

Permission Granted

Drawing on our expertise in planning and consultation we helped Keepmoat Homes achieve planning approval at this Suffolk development.

Following an outline consent being secured on the former industrial site at Guildford Europe, Reserved Matters submissions for 112 dwellings and associated uses were made to Babergh Council in May 2015.

The Reserved Matters and Conditions discharge approvals were secured in October 2015.

Subsequently approval for non-material amendments to the layout were also secured.

The development is complete.



## CASE STUDY

# Penlands Farm, Haywards Heath

## Who was the client?

Redrow Homes South East

## What was the scheme?

210 Dwellings

## What were we doing?

Planning, Environmental Statement & Community Engagement

## What is the Status?

Permission Granted & Ongoing

Through liaison, consultation and planning expertise we supported Redrow Homes South East on this 210-dwelling scheme. In April 2016, a detailed application and Environmental Statement were submitted to Mid Sussex Council for a development of 210 dwellings and associated drainage and landscape features.

The scheme was plotted with new Heritage house types.

Following detailed discussions with the planning officers and urban designers, a resolution to grant permission was secured in December 2016. Execution of a S106 agreement was achieved in June 2017 and permission issued.

Current involvement in the project includes progressing condition discharge submissions as well as securing advertisement consent and ongoing NMA's. Two S73 submissions have been made in both 2018 and 2019 addressing site replans.

We have also been involved in chairing a Local Liaison Committee since 2017.





# Heritage

Guiding clients on the complex path through acknowledging and preserving the past whilst considering future development.

## WHAT IS HERITAGE?

# Put your building's history and future in safe hands.

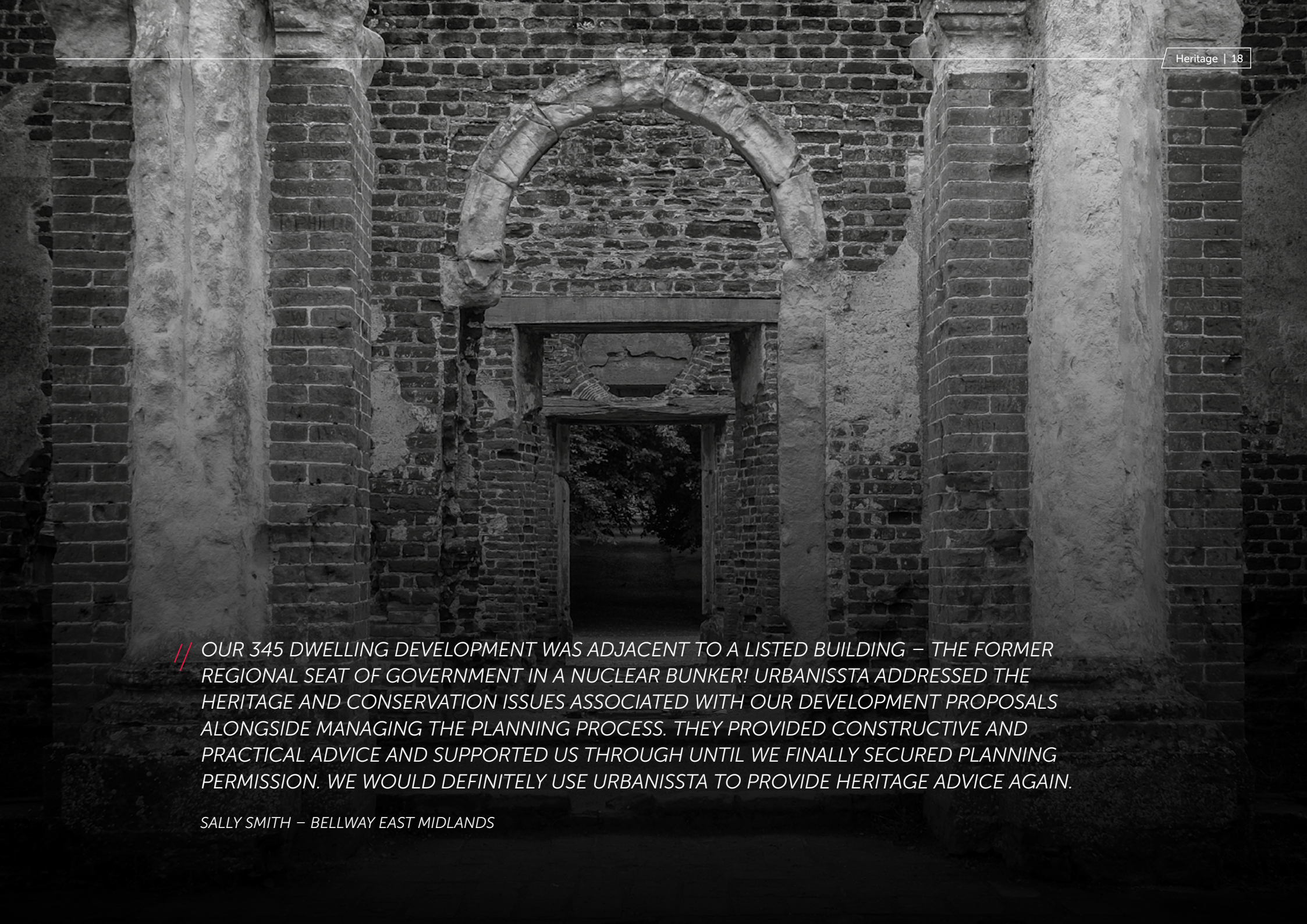
Conservation is defined in the revised 2019 National Planning Policy Framework (NPPF) as the 'great weight that should be given to the assets conservation' but continues to state that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

We work upon a range of projects across England providing commercially pragmatic heritage, conservation and archaeological support and advice to a range of clients from private clients to architects and developers.

**We offer advice in these key areas:**

- > Heritage Assessments
- > Statements of Significance
- > Conservation Area Appraisals and Management Plans (for Local Planning Authorities)
- > Conservation Management Plans for historic buildings and landscapes
- > Commercial Heritage, Conservation & Design Advice (or Consultancy/Representation/Advocacy)
- > Archaeology and Desk Based Assessments as well as Written Schemes of Investigation





// OUR 345 DWELLING DEVELOPMENT WAS ADJACENT TO A LISTED BUILDING – THE FORMER REGIONAL SEAT OF GOVERNMENT IN A NUCLEAR BUNKER! URBANISSTA ADDRESSED THE HERITAGE AND CONSERVATION ISSUES ASSOCIATED WITH OUR DEVELOPMENT PROPOSALS ALONGSIDE MANAGING THE PLANNING PROCESS. THEY PROVIDED CONSTRUCTIVE AND PRACTICAL ADVICE AND SUPPORTED US THROUGH UNTIL WE FINALLY SECURED PLANNING PERMISSION. WE WOULD DEFINITELY USE URBANISSTA TO PROVIDE HERITAGE ADVICE AGAIN.

SALLY SMITH – BELLWAY EAST MIDLANDS



## CASE STUDY

# Redhill Station, Redhill

**Who was the client?**

Private Client

**What was the scheme?**

Archaeological Support

**What were we doing?**

Listed Building Consent & Planning Permission

**What is the Status?**

Completed

Planning Permission to redevelop the existing station and car parks to provide a new station concourse with mixed-use retail, residential and flexible floorspace and parking was granted in October 2013. The site contained potential for Mesolithic and later prehistoric occupation; paleo-environmental remains; the remains of nineteenth century structures; and, twentieth century military crash sites. Urbanissta provided consultancy concerning archaeological matters. This entailed an archaeological desk-based assessment in support of the successfully granted permission, and post-determination, a Written Scheme of Investigation negotiated with Surrey County Council.

Given the potential for military crash sites and the difficulties of restrictions under the 1986 Protection of Military Remains Act, the production of both documents entailed substantial consultation with the County Council, English Heritage and the MoD. Both documents were successfully negotiated and the latter with its associated trench plans agreed in March 2014.



## CASE STUDY

# The Crown, Twickenham

**Who was the client?**

Private Client

**What was the scheme?**

Conservation-led Refurbishment

**What were we doing?**

Listed Building Consent

**What is the Status?**

Completed

Urbanissta negotiated and oversaw the Listed Building Consent process for the refurbishment of this historic community pub in West London. The Crown is a Grade II Listed Building located at the north edge of the Twickenham Conservation Area. Although a protected late eighteenth century structure and important local facility, given the current climate and market for public housing, this stood vacant in 2012 and subject to an increasing trend of decay. Proposals again constituted a conservation-led scheme entailing repair, refurbishment and restoration to its original use as a public house.

Listed Building Consent was granted in November 2012.





## CASE STUDY

# Warfield Hall, Bracknell Forest

## Who was the client?

Private Client

## What was the scheme?

Conservation-led Repair, Refurbishment and Alteration

## What were we doing?

Listed Building Consent

## What is the Status?

Completed

Warfield Hall is a Grade II Listed Building located in its own extensive parkland near the historic settlement of Warfield in Bracknell Forest. A large, early nineteenth century country house famous for its appearance in the film 'The Eagle has Landed'. The property is likely to have 18th century origins and has been much altered in the 19th and 20th Centuries. Some changes have resulted in issues of general repair, extending to structural integrity.

In conjunction with Stonewest and Richard Griffiths Architects, Urbanissta configured, negotiated and oversaw the Listed Building Consent process, undertaking a conservation-led scheme of repair, refurbishment and alteration. This comprised external render repair and redecoration; structural repair; the installation of new French drains; and, the appropriate replacement/repair of rainwater goods. In addition, CCTV was installed to improve security with lighting across both the building envelope and carriage. Listed Building Consent was granted in November 2014.



# Landscaping

We design, build and manage beautiful landscapes and outdoor spaces.

## WHAT IS LANDSCAPING?

## Outdoor living experts

Urbanissta Landscapes offers practical advice to clients to create beautiful landscapes and outdoor spaces. This could be landscape master-planning on an individual property; a sensitive scheme with consideration for a heritage area, or co-ordinating a larger scale project to also manage the design, build and ongoing maintenance.

### Our Landscaping services include;

#### Design

- > Site Survey and Analysis
- > Landscape Masterplanning
- > Planning Submissions
- > Hard Landscaping & Material Choices
- > Maintenance
- > Cost comparison of materials
- > Soft Landscaping Support & new planting
- > Planting problems
- > Preparation of detailed Planting Plans

#### Sensitivity

- > Conservation and Heritage Landscaping

#### Construction

- > Construction and Setting Out Drawings
- > Project Coordination
- > Works Tendering
- > Scheme Build
- > Project Management Services
- > Plant Maintenance





// WE WORKED WITH URBANISSTA OVER A NUMBER OF YEARS TO ACHIEVE OUR DREAMS OF AN AWARD-WINNING HOUSE AND BEAUTIFULLY LANDSCAPED GARDEN, INCLUDING A PAGODA, CIRCULAR OAK TREE SEATING AREA, LARGE CENTRAL BUDDHA WATER FEATURE, TENNIS COURTS AND SEATING AS WELL AS LOVELY PLANTING AREAS AND A NEW DRIVE. WE LOVE OUR HOME AND GARDEN AND WOULD HAVE NO HESITATION IN EMPLOYING URBANISSTA FOR OUR NEXT PROJECT!

PRIVATE CLIENT – HILLINGDON



## CASE STUDY

# 'Free Fall' RHS Show Gardens

**Who was the client?**

Jardinissta Landscapes

**What was the scheme?**

RHS Show Garden

**What were we doing?**

Conceptual Show Garden 2012

**What is the Status?**

Completed

It's hugely rewarding for your work to be recognised, better still for it to win awards. Urbanissta was awarded a coveted RHS silver medal in the Conceptual Garden category at the Hampton Court Flower Show in July 2012. This exciting contemporary garden was a design and build challenge utilising a striking 18m water feature with strong architectural metal work to create a dynamic, innovative and thought provoking 'Free Fall' Conceptual Garden, looking at the 7 stages of loss.





## CASE STUDY

# Great Marlborough Street, Soho

**Who was the client?**

MRP Developments

**What was the scheme?**

Commercial Landscaping

**What were we doing?**

Landscaping Design & Planting installation

**What is the Status?**

Completed

Urbanissta was appointed to design and install landscaping services for 2 x external rooftop areas and a green roof at this major retail and office redevelopment close to Liberty's in Soho, London.

The project involved landscaping works for the 1st, 4th and 5th floor of the office redevelopment for 2 x external rooftop areas and a green roof on the 5th floor.

The landscaping was designed during the summer and installed in November 2017.





## CASE STUDY

# Links Way, Northwood

**Who was the client?**

Private client

**What were we doing?**

Landscaping

**What is the Status?**

Completed

This exciting house and garden redevelopment project commenced on site in June 2014. The site has many TPO trees, is located within a Conservation Area. The strong linear nature of the house design with large glazing expanses is complimented by the organic sweeping design for the rear and front gardens, which included an circular raised outdoor platform seating area under an oak tree, circular Pagoda style outside kitchen, central buddha water feature, Tennis court with associated seating, substantial curved two story greenwall, green roof, granite sett drive and large expanses of planting areas.



Talk to us about  
your **next project**

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