

About us

Established in 1970 we have grown from a small, family contractor to become a leading development company in London and the Home Counties.

Today we have over 200 employees dedicated to creating homes and investing in communities. In spite of our growth, our family values remain at the core of everything we do.

It is our belief that our success as a business stems from our great people and our strong team ethic. We aim to always be approachable, communicative and responsive.

We have retained the attention to detail and customer focus that has underpinned the company's success, whilst moving into new build housing development and occupied refurbishment. Durkan has established its name as a local homebuilder with a talent for working with local stakeholders to deliver successful new developments.



To find out more, visit our website:
www.durkan.co.uk

OUR VALUES

Our values define how we conduct ourselves and our business.



Safety: We are all leaders of health and safety, which is demonstrated clearly in everything we do.



Quality: We take responsibility for quality and have pride in the work that we produce.



Integrity: Our commitment to being honest and trustworthy is integral to who we are, the decisions we make and how we operate. It is a personal quality that all our people share.



Service: Our customer is our focus. We treat everyone with respect and seek to resolve problems or answer question as efficiently as possible.



Value: We value our people's ability, diversity and creativity.

HERE ARE SOME OF OUR RECENT DEVELOPMENTS



The Stiles, Bengoe



Wintringham, St Neots

The former Bengoe Nursery site, The Stiles

In accordance with District Plan policy requirements (HERT4 and DES1 Masterplanning), Durkan collaborated with the Council in developing a Masterplan Framework for the redevelopment of the Former Bengoe Nursery Site.

By entering into this process Durkan were able to successfully deliver a high quality scheme of 52 homes. Key elements included:

- A range of traditionally built homes within a landscape led design approach
40% affordable housing
- Pedestrian and cycle routes that link the development to key areas off-site enhancing connectivity to the wider community
- An integrated landscaping design to help define character areas
- An attractive high-quality development with a strong sense of identity and well-defined streets and spaces
- A landscape-led approach with a range of public open green spaces
- A fabric first approach to energy conservation and homes from the future



Land west of Wadesmill Road, Bengeo



Durkan, as the developers of the Bengeo Nursery site, The Stiles, have acquired an interest in the remaining part of the HERT4 allocated site, to the west of B158, Wadesmill Road.

The site is allocated for residential development in the adopted East Herts District Plan under reference Policy HERT4.

The site has historically been located within the Metropolitan Green Belt where highly restrictive planning policies apply. Following the adoption of the new District Plan (Oct 2018), this site has been removed from the Green Belt and will form the second phase of the allocation to provide over 150 dwellings overall. Subject to meeting its criteria the policy HERT4 sets out an expectation to complete delivery of housing by 2027.

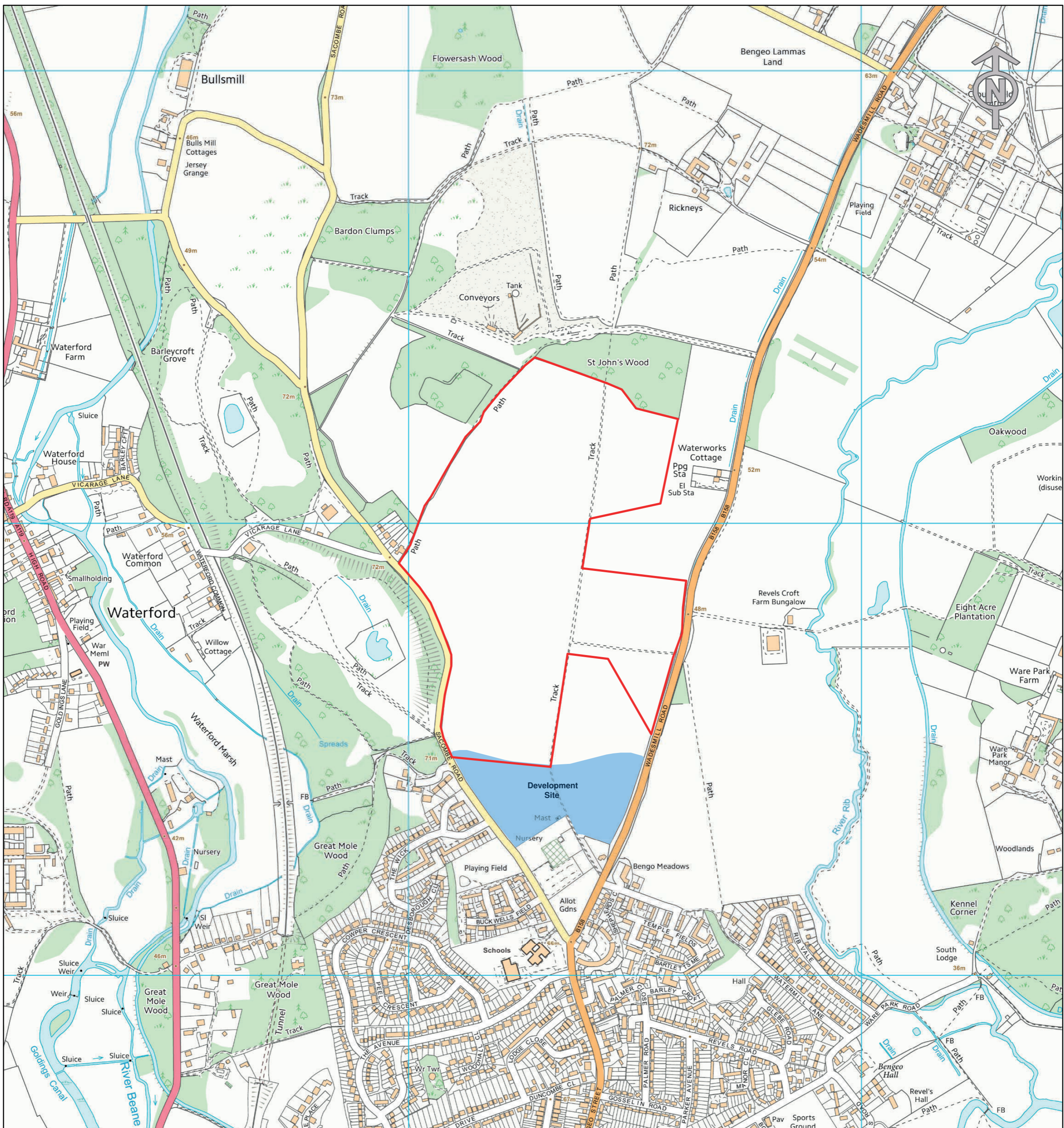
In accordance with District Plan policy requirements, we are keen to collaborate with the council (on a without prejudice basis), key stakeholders and local interest parties in developing a Masterplan Framework for our proposals, as we did in formalising the proposals for The Stiles, to secure the best possible form of development.




Land to the north of HERT4

There is a matter to the site to the north of HERT4 which needs to be addressed:

- Land to the north of HERT4 allocated in the Adopted Minerals Local Plan (2007) 'Preferred Area 2'
- Application for phased mineral extraction (ref 3/0770-16) to the north of HERT4 refused 24 March 2017
- Appeal (APP/M1900/W/17/3178839) dismissed 4 April 2019
- EHDC Local Plan adopted October 2018 Allocated HERT4 for a minimum of 150 homes in two phases
- HERT4 removed from the Green Belt
- EHDC housing supply provides the remaining 100 dwellings to be delivered between 2022 and 2027
- Second phase subject to the satisfactory previous phased extraction of mineral deposits on land to the north
- Appeal concluded after adoption of EHDC local plan
- Draft Minerals and Waste Local plan consultation until 5 September 'Preferred Area 2' currently proposed to be removed
- Mineral extraction not to prejudice the delivery of housing within the plan period (HERT4)
- Landscaping and planting to provide a defined recognisable boundary to the Green Belt (HERT4)



 Plan identifying refuse/dismissed minerals extraction boundary adjacent to remaining HERT4 allocation

Opportunities & constraints

Our vision is to deliver a well-designed, high quality, green and leafy development combining expertly crafted new dwellings within beautifully landscaped settings. This will include the improvement and enhancement of the existing landscape and ecology to create an outstanding new addition to the existing community. In doing so we need to understand the opportunities and constraints of the site and its surroundings.



Landscape masterplan framework

We want to create a development that feels green and leafy, and that fits in with the wider area.

The development layout we're proposing aims to preserve the existing hedges and trees around the site's perimeter. We'll also introduce new hedgerow and tree planting in and around the new homes.



- ▶ Native tree and shrub planting to provide a buffer around the edge of the site, and integrate the new development with existing vegetation
- ▶ All areas of green space will be well overlooked by properties to ensure that they are attractive and safe to use
- ▶ The publicly accessible open space will be designed to:
 - ▶ encourage biodiversity through wildflower meadows
 - ▶ provide landscape and sustainability benefits
 - ▶ enhance existing hedges and trees with additional landscape elements to provide a mix of habitats



Masterplan framework

The underpinning design principles reflect the thought process undertaken to achieve a development with a clear sense of identity and of place that can successfully integrate into the existing community:

- The inclusion of integrated public open spaces incorporating children's play facilities
- Sustainable drainage strategies
- Pedestrian and cycle routes running through the development forming important off-site connections to the neighbouring LEAP to the southwest and the byway running north-south through and beyond the site
- The retention, strengthening and enhancement of existing landscaping features, incorporating biodiversity enhancements
- A carefully considered road hierarchy incorporating shared surfaces
- Traditional housing forms within a landscape led design approach
- Dwellings that frame and overlook the main streets providing active frontages with key buildings at strategic locations
- Passive natural surveillance to streets, parking areas and open spaces
- An integrated road hierarchy and landscape design to help define character areas
- Sustainable strategies including the provision of charging points for low and zero carbon vehicles and a fabric first approach to energy conservation along with the provision of air source heat pumps
- Reduced density and storey heights at the fringes of the development
- Open space to the northern periphery of the development



Sustainability

A high quality sustainable development that adopts a holistic approach to environmental, social and economic sustainability.

- › The combination of landscaping and ecological strategies will result in biodiversity improvements
- › All housing will benefit from air source heat pumps, energy efficient design and construction methods
- › Impact on existing infrastructure such as schools and health facilities will be mitigated
- › Local economic benefits, resulting from the development itself by creating local jobs during the construction phase
- › Creation of new and improved wildlife habitats
- › Electric car charging points to be provided
- › Homes will be provided with data cabling to allow efficient and effective home working
- › Ongoing economic benefit from additional expenditure by future residents to maintain the vitality and viability of local services



What happens next?

Consultation with local communities has a really important part to play in the process of developing proposals for new homes.

We want to create a development that complements the local area and we are committed to working with local people to help us achieve this. That is why it is so important for us to hear your views on our current plans.

To make sure your comments are considered, please send us your feedback by **Wednesday 14th September 2022**.

You can give us your feedback in the following ways:



By completing a feedback form at this **consultation event**



By emailing your comments to **bengeowadesmillroad@durkan.co.uk**



By downloading a feedback form from our website and posting it to us at **Bengeo Wadesmill Road, Camargue, Eagle Tower, Cheltenham, GL50 1 TA**

We expect to hold a further consultation in the Autumn when we will present our detailed proposals for the site. Here we will seek your views, before looking to submit an application to East Herts Council later this year.

bengeowadesmillroad.co.uk