

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, Bengo



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.



Figure 3: LGS1: Land at Bengeo Field.
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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.



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



August consultation

A public consultation event took place on Wednesday 31st August between 2pm and 7pm at Bengo Cricket Club.

230 people attended the in-person consultation event, which gave representatives from the local community and interested individuals the opportunity to view information about proposals for the Site, talk to members of the project team and submit feedback.

Over the course of the consultation period Durkan received a total of 233 pieces of feedback:

- ▶ 60 feedback forms were submitted at the consultation event
- ▶ 6 feedback form was sent by post
- ▶ 167 submissions were sent by email, or using the online form on the consultation website

The majority of comments were objecting to the proposal on the basis of:

- ▶ Inappropriate development for the area
- ▶ Pressure on infrastructure and services e. g. medical facilities, school places, recreation facilities and green spaces
- ▶ Loss of Bengo Field
- ▶ Impact on Lonely Oak
- ▶ Impact on wildlife
- ▶ Bengo Street combined sewer overcapacity
- ▶ No justification for development
- ▶ Increased traffic congestion
- ▶ In opposition to both the Neighbourhood and HERT4 plans
- ▶ The behaviour of site workers during the phase one construction

Other comments included:

- ▶ Housing needs to be affordable
- ▶ Sustainable development welcomed
- ▶ Consider ground source heat pumps
- ▶ Swift boxes to be included
- ▶ Solar panels to be considered
- ▶ More trees to be planted
- ▶ Preference for access off Wadesmill Road



Ecology and landscaping

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.



Ecological mitigation and enhancement measures that would be implemented include the following:

- ▶ Species-specific mitigation measures, including appropriate timing of site clearance
- ▶ Retention and protection of the tree with potential to support roosting bats
- ▶ Wildlife habitats incorporated throughout the development including new native tree/shrub planting to compensate for the loss of the two mature trees, wildflower meadow and wetland meadow within the SUDS area
- ▶ A widened ecological corridor adjacent the woodland belt. This area would be enhanced with native tree/scrubs and wildflower meadow
- ▶ The detailed design of the public-realm lighting would seek to mitigate against any adverse effects on bats
- ▶ Bat and bird boxes would be built into the proposed buildings and dead wood piles suitable for stag beetle would be created around the site perimeter
- ▶ Hedgehog holes would be created at the bottom of the close board fences to enable this species to utilise garden habitats within the proposed development



All proposed and retained habitats would be managed in accordance with a Landscape and Ecological Management Plan.

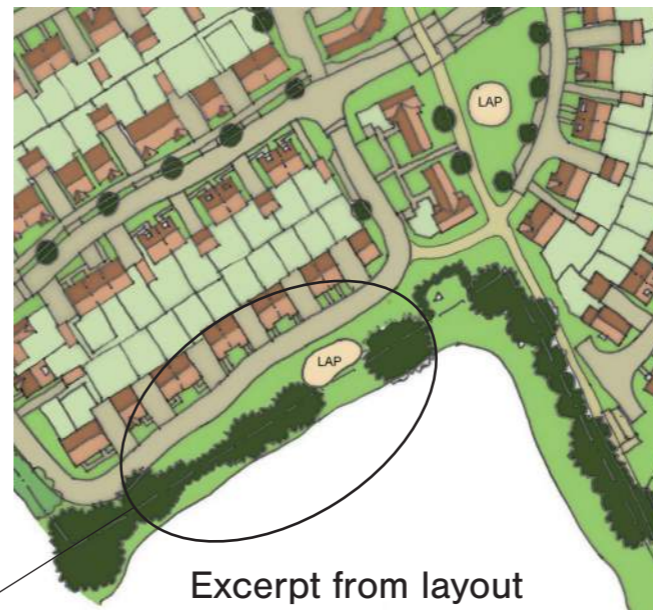
Proposed layout

Using the established design principles the layout below has been prepared which proposes a development with a clear sense of identity and place that integrates into the the existing community.



Illustration showing areas of informal play combined with existing and new landscaping features

Barn style affordable apartments



Excerpt from layout indicating areas of informal play



Childrens play interspersed with landscaping



Organic play areas



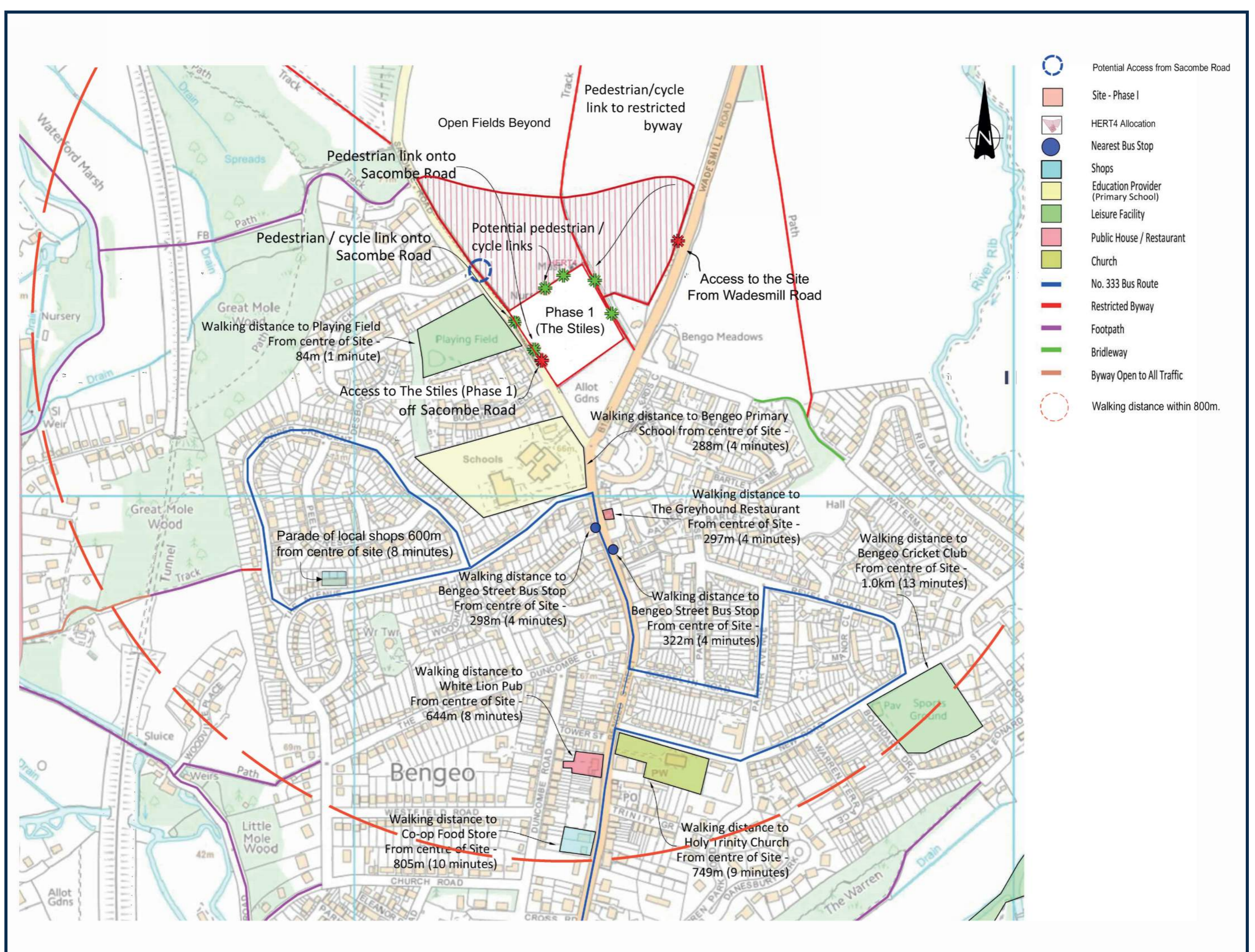
Natural play features



Sketch showing detailed design proposals along the upgraded byway

Highways

- ▶ Site is located within acceptable walking distance of bus stops and a host of local facilities including Bengoe Primary School, community facilities and the Co-op supermarket
- ▶ Primary vehicular access to site from Wadesmill Road via simple priority junction
- ▶ Potential secondary vehicular access to site from Sacombe Road, subject to discussions with HCC
- ▶ Pedestrian access to site provided where Restricted Byway (Hertford 001) meets Wadesmill Road with dropped kerb crossing point and tactile paving - this is being provided as part of The Stiles development which will also benefit the application site
- ▶ Pedestrian access at northwestern corner of site to link with Footpath 024 at junction of Sacombe Road / The Orchard
- ▶ Restricted Byway to be retained and improved maintaining the existing leisure route through the site with priority over vehicular traffic where the main access road crosses the byway
- ▶ Cycle provision along existing local highway network
- ▶ Travel Plan will promote sustainable travel through a number of measures and will be monitored to ensure targets are being met



Sustainable drainage strategy

Foul water drainage strategy

Drainage from toilets, sinks, baths, etc will be collected within a network of below-ground sewers and taken initially to a new pump station that will be situated in the North-east corner of the site.

From here, the effluent will be pumped up-hill and discharged into an existing public sewer in Sacombe Road.

The pump station will be almost entirely below-ground with only a small control kiosk noticeable above ground level.

Modern pump stations are very quiet and there will be a robust service and maintenance regime in place to ensure it operates efficiently and effectively at all times.

The developer acknowledges that parts of the existing public sewerage system in Bengoe is at, or close to, maximum capacity.

Therefore, an impact assessment is being carried out by Thames Water to ensure that any necessary upgrades/improvements are in place, prior to any new dwellings connecting to the existing drainage network.

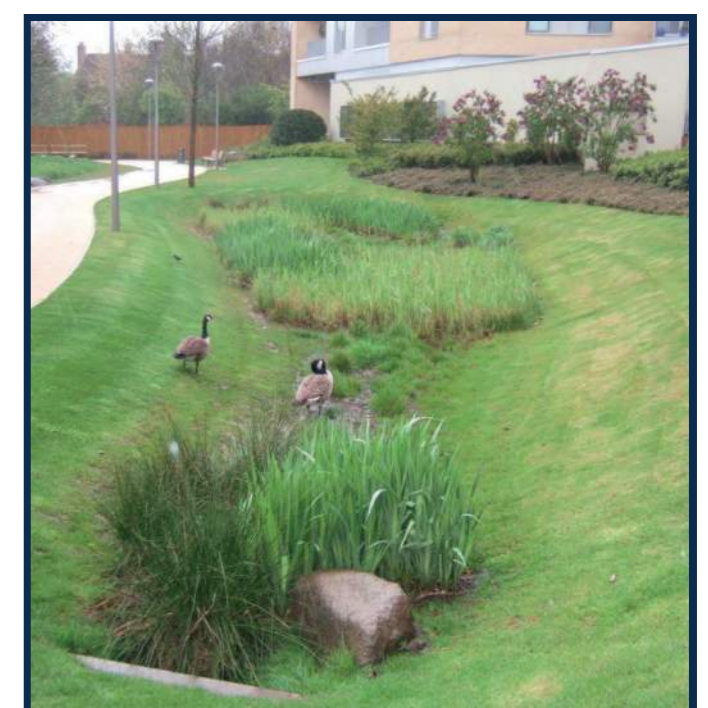
Surface water drainage strategy

Runoff from the site will discharge in a North-easterly direction to outfall into an existing watercourse which runs alongside Wadesmill Road.

The runoff flow rate will mimic the existing greenfield situation so as not to pose flood risk offsite, with a balancing (storage) pond located alongside to attenuate the rainfall during periods of heavy or prolonged storm events.

Sustainable Urban Drainage Systems (SuDS) will be incorporated onsite to ensure that quantity and quality of the runoff is managed, and bio-diversity is encouraged where possible.

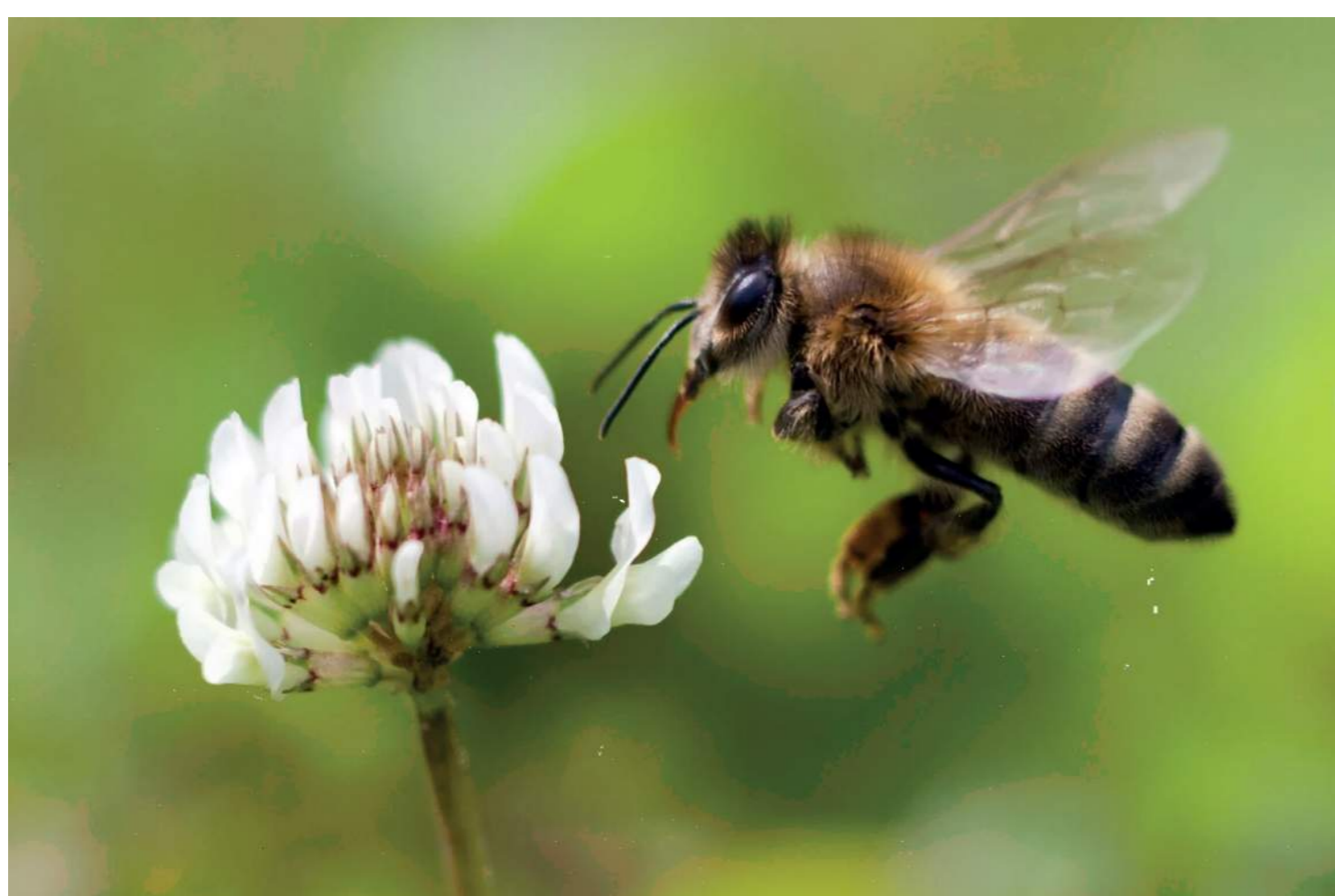
The developer will work alongside and seek additional advice from Hertfordshire County Council who act in the capacity of Lead Local Flood Authority, meaning that they too will ensure that the scheme proposed is both sustainable and prevents flood risk both on and offsite.



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 **Friday 11th November 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 1TA**

Following the consultation, we will review and consider all the feedback we receive before finalising our proposals for the site.

We expect to submit a planning application to East Herts District Council later this year.

Please note that East Herts District Council have asked that comments are not sent to them at this stage as they will not be considered until a planning application has been submitted.

bengeowadesmillroad.co.uk