

CLIENT: Crest Nicholson
LOCATION: Highlands Farm, Henley



DESCRIPTION: A Masterplan for a New Residential Development with Existing Farm Buildings to be retained and re-used.

Bluepencil Designs were invited, along with two other architectural practices, to prepare a masterplan proposal for presentation to the Strategic Land team at Crest Nicholson.

Bluepencil Designs invited Studio Y and David Jarvis Associates to join them to prepare this proposal with a view to sharing the project should it be successful.

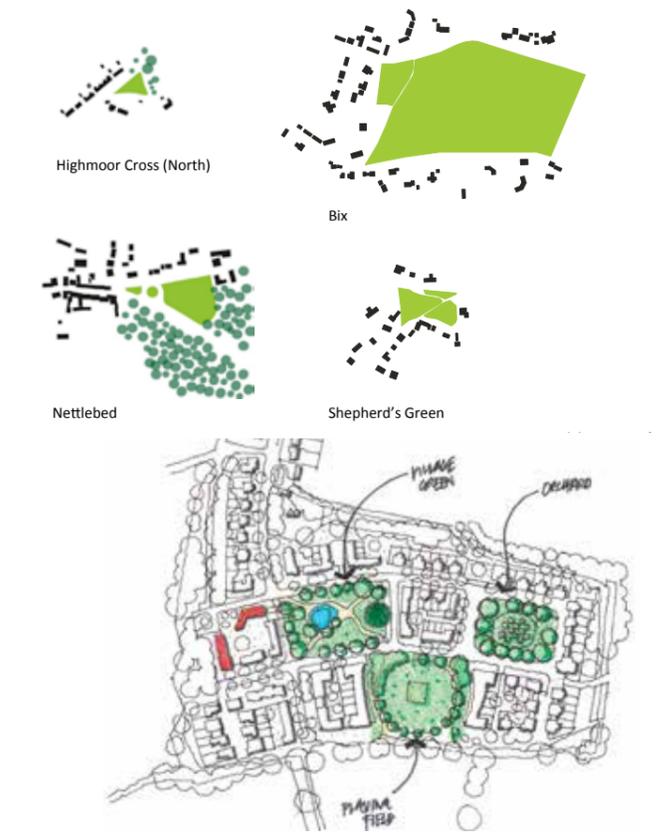
The design rationale was to create urban blocks where every home has a view of a green space or a tree lined road. The layout was designed to create a series of linked landscape and townscape features as one moved through the site. These features were based on local village greens and squares that were studied as part of the team's research and analysis work.

The Constraints and Opportunities plan helped to shape the masterplan and the two most significant mature trees were retained and used as focal points within the layout.

The work included detailed landscape and planting proposals using mostly native species, and wherever possible, existing trees were retained to add value to the streetscape. SUDs systems were investigated and included in the design.

The intended market for this site was for higher than average value homes. Our proposal include options for either traditional or contemporary house designs.

Following this project, Bluepencil Designs were commissioned to work on several other projects for Crest Nicholson.



CLIENT: Innasol

LOCATION: Reigate Barn, Wickham Bishops, Essex



DESCRIPTION: A Planning Application for the repair and conversion of dilapidated stable block and construction of replacement barn for office use.

Bluepencil Designs first visited Reigate Barn in 2013 with a view to renting office space within the existing main barn which was then owned by Trust Project Management.

The barn and associated buildings are located on Langford Road, two miles from Wickham Bishops on high ground overlooking the Blackwater valley with long views towards Hatfield Peverel.

Subsequently the site was sold to Innasol, importers of bio-fuel boilers, who now use the barn for office and training purposes. Inasol then appointed Trust Project Management and Bluepencil Designs to design a new barn, (to replace a threshing barn that had been destroyed by fire several years ago) so that they could extend their training facilities. We were also asked to re-design the dilapidated stable block to create further office accommodation.

Prior to the involvement of Bluepencil Designs, Innasol had been using local architects Plater Claiborne who had worked on the restoration and conversion of the original barn. However, the client felt that the 3D capabilities of Bluepencil Designs would be invaluable for the planning application.

The existing barn and its environs are all listed.

Our proposals gained listed building consent and the new barn and stable block are complete and fully operational.



Reigate Barn
Langford Road
Wickham Bishops
OPTION-8

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Date: 20-09-13
Sheet: 1 of 2

CLIENT: George Lambton

LOCATION: Mesnil Warren, Newmarket, Suffolk



DESCRIPTION: A Planning Application for the Conversion to Apartments of a former Racing Lodge with a Lutyens Wing in a Conservation Area.

Bluepencil Designs were invited to advise the Lambton family on the viability of converting their family house into apartments and also to prepare drawings for a new apartment block and/or mews houses in the grounds, with a view to maximising the potential of the site.

Mesnil Warren is situated on the eastern side of Bury Road backing onto the Heath and Warren Hill Gallops. It is a substantial house dating from the latter part of the nineteenth Century and was once a racing lodge with a stable yard to one side.

The house has been in the same family since 1908 when the Honourable George Lambton (Grandfather of the current owner) moved here to train racehorses for Lord Derby.

In 1925 Sir Edwin Lutyens was commissioned to design a large extension to the house to provide extra bedrooms and staff accommodation. No expense was spared on this classical style extension, rich with Arts and Crafts features.

The challenge for Bluepencil Designs is to ensure that the conversion to apartments meets all the regulations and fire safety requirements but with minimal intervention to the existing building and architectural features. In addition, the new build must complement and enhance the existing house and its beautiful setting..

This project is on-going.

