



FARLAND

CREATING PLACES



## CREATING PLACES

---

*Farland creates mixed use developments based on the traditional principles of place-making.*

### ENGLAND

3 Hansard Mews, Holland Park  
London W14 8BJ

Telephone: 020 8746 1994

Email: [nick@farlanddevelopments.com](mailto:nick@farlanddevelopments.com)

### NORTHERN IRELAND

Villa Coote, Leansmount,  
Lurgan BT67 9JP

Telephone: 028 3834 8273

Email: [dermott@farlanddevelopments.com](mailto:dermott@farlanddevelopments.com)

[www.farlanddevelopments.com](http://www.farlanddevelopments.com)

---

## PROFILE

*The objective of the company is simple; to create beautiful places with homes and amenities that reflect local character and build community.*



Farland consists of a specialist team with over 100 years collective experience working to procure, design and build unique developments across the UK. By engaging local stakeholders, and understanding their needs, we aim to build places that are popular with the community and on well located sites where quality matters.

The Farland team comes from a property, design and construction background with over 30 years experience in land assembly and the delivery of cutting edge developments. Farland are seeking to expand their land bank together with increased building production, and consider land purchasing, joint ventures or license arrangements for housing-led schemes.

We manage the process from inception to delivery; including concept design, community engagement, planning approvals, detailed building designs and road construction through to the sales and marketing of completed schemes.

Farland currently operates in England and Northern Ireland targeting sites where local communities, landowners or local authorities want an alternative to the volume housebuilder's standard product.

We work closely with our professional network of highly qualified and experienced professionals to deliver projects to the best value, quality and efficiency.

---

## PEOPLE

*Farland brings together a deep and extensive experience of innovative residential and commercial property development, delivering new homes and communities that will stand the test of time.*



### **Nicholas Tubbs - Land Procurement & Planning**

Nicholas has been working continuously in the property industry since 1979. In 1988 Nicholas became Chief Executive of Stickley and Kent Ltd. becoming the country's youngest Chief Executive, employing 145 staff. Nicholas has been developing property for 30 years, most notably with a planning consent to build Sherford, a 5,500 home mixed use development in Devon, promoted through the company he formed in 2004, Redtree LLP. In 2008 Nicholas formed Armed Forces & Veterans Estates and its sister Launchpad charity to create bespoke housing solutions for those in the armed forces.



### **Dermott Farrell - Construction & Delivery**

Dermott has specialised in the property development and construction sector for the last 30 years. He has successfully completed numerous residential construction projects, including some of the largest schemes in Northern Ireland. Dermott has a strong background in property development and prior to becoming directly involved in development, was a lead partner in a prominent real estate company, Williams Estate Agents.



### **Caroline Greene - Interior Design**

Caroline joined in 2012 after having worked as a consultant in the residential development sector from 2000. Dealing with a broad spectrum of aspects in relation to the overall schemes, Caroline meets consultants, architects and quantity surveyors and deals with contractors on site. Caroline also sources external finishes, together with planning detailed internal layouts, cost control and creating quality interiors to maximise the overall product in order to enhance values.



### **Julie Brennan - Construction & Project Management**

Julie has worked in the property industry for over 20 years now. She started her career in an estate agency where she was a valuer / negotiator, dealing with all aspects of selling new homes and re-sales. She moved into development in 2001, specialising in land acquisition and assembly, sales, site management, pricing and funding. Julie continues to work in this capacity looking after all Northern Ireland projects.



### **Ben Bolgar - Community Engagement & Design**

Ben is a qualified architect and has experience in planning, construction and engineering. For the last 25 years Ben has led over 50 projects for the Prince's Foundation, where he still works part time as Senior Director. These award winning schemes range in scale from new urban extensions and university campuses as well as heritage and healthcare buildings. All projects were designed and developed working closely with local stakeholders. Ben has pioneered a number of areas in the development industry including housing strategies, developing community engagement methods and design coding to improve quality. Ben previously sat on the Prime Minister's design and estate regeneration panels and is adviser to a range of prestigious institutions on design and delivery.



### **Joss Brushfield - Investment Director**

Joss has over 20 years experience in direct and indirect real estate investment and financing in the UK, Europe and Japan including active asset management and development of distressed UK assets. Joss is responsible for the asset management and financial structuring aspects of our transactions. Joss has an honours degree in Estate Management and is a Member of the Royal Institution of Chartered Surveyors. He has been a member of the RICS Commercial Property Forum and the Secured Lending Working Group.



### **Kate Pitchford - Accounting Co-ordination**

Kate joined Farland in 2014 as an executive assistant in the London office. She manages all partnership relationships, accounting administration on the planning side, day to day management of the London office and tight co-ordination with the Belfast office.



### **Claudia Farrell - IT & Accounting Co-ordination**

Claudia joined Farland in 2015 as an executive assistant in the Belfast office. She manages all IT and accounting administration together with providing support on the sales, marketing and planning on current projects and land opportunities.



---

## PLACES

*Farland pride themselves on creating beautiful places with a strong sense of local identity and community. The places vary greatly in scale but are driven by the same ethos and commitment to quality and efficiency.*

**Our portfolio consists of**

- Garden Settlements
- Urban Infill
- Village Residential
- Heritage Regeneration

---

# PLACES

## Garden Settlements

---



### Sherford, South Hams

Sherford is the new urban extension to Plymouth, equidistant between Dartmoor and the South Devon Coast, and conceived as a new market town for around 15,000 people.

The developer of Sherford is Redtree, founded by Nicholas Tubbs in 2003.

The design of the community engagement and town was led by the Prince's Foundation for Building Community and the plan includes a careful balance between 5,500 homes, amenities, work space and green space, including a 280 hectare country park. It is planned to be energy-efficient, socially inclusive, economically sustainable and sensitive to the environment. Its sustainability rating, as independently audited by the Building Research Establishment, is one of the only projects of this size to achieve 'exemplar' status.

The masterplan is the result of six years of public consultation, and professional collaboration, and turned initial mistrust and opposition around to create a supportive local community. Sherford not only aims to enhance its beautiful natural setting but also to become a model for town planning in the 21<sup>st</sup> century.

Sherford takes the best from the past and combines it with the best of contemporary living trends. All amenities in this new town will be possible to access within a ten minute walk improving air quality, sociability and health.

Planning permission granted, first 700 houses under construction, first occupations took place in April 2017.



---

# PLACES

## Urban Infill

---



### Barton Quarter, Chilwell, Nottingham

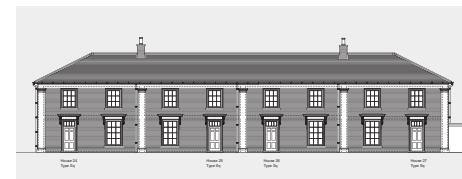
A carefully designed new development of homes, facilities and two new squares that will embrace the industrial heritage and residential character of Chilwell and Beeston.

The plans have been developed through close engagement with the local community and will not only create an important anchor for the west end of the vibrant Chilwell High Road, but be a substantial new mixed use quarter for Nottingham.

Barton Quarter is located on the former site of Bartons Transport, which is not only the oldest bus company in the world, but has been an important institution in Nottinghamshire dating back to 1908. A fourth generation family business, Bartons was founded by Thomas Henry Barton OBE and grew to be, for many years, the largest independent operator in the country until 1989 when it was sold following a change in government policies. The Barton family want to keep running entertainment activities on the site when it is developed and see this new chapter in the site's history as an important part of the family legacy.

The scheme has been designed by the Prince's Foundation, the Prince of Wales's prestigious built environment charity, in close collaboration with Ben Pentreath Architects. Ben is a well known designer who has collaborated with the Foundation on many projects and shares the ethos of traditional design combined with contemporary living standards.

Planning permission granted and construction to start in September 2017.



---

# PLACES

---

## Village Residential

### Chapel Gate, Newent, Gloucestershire

Tucked away within the rural hamlet of Newent, Chapel Gate offers a wide range of elegant homes with seamlessly integrated affordable housing. Newent, a delightful Gloucestershire market town, lies on the edge of the Forest of Dean. Surrounded by stunning countryside and boasting a charming unspoilt village centre, it's no surprise that much of Newent is protected as a conservation area.

Chapel Gate, located between the village centre, and its nearby arboretum, has been designed by the Prince's Foundation for Building Community. The Foundation has been at the cutting edge of community consultation and good placemaking for 25 years and only works with developers and sites that conform to its charitable objectives and focus on quality.



Planning permission granted and construction due to start in August 2017.

---

# PLACES

## Village Residential

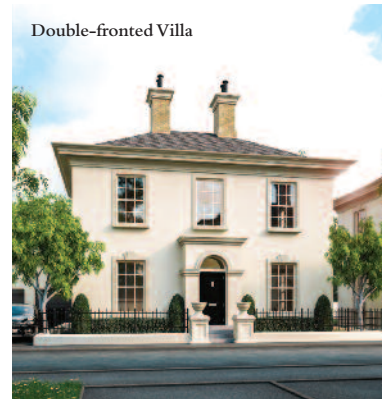
---

### Bashforde Park Village, Marshallstown Road, Carrickfergus

The Bashforde Park Village site, comprising some 13.2 Hectare (32.6 Acres), is located 2 miles north-east of Carrickfergus Town Centre.

Bashforde Park Village is situated within a well-established residential area and benefits from good pedestrian and vehicular connections into Carrickfergus, as well as being located with ready access to localised services and amenities, such as schools and shops.

The scheme has been designed by Alan Patterson Design, one of the foremost architectural practices in Ireland. Under the skilful guidance of founding partner, Alan Patterson, this design team has nurtured an enviable reputation for producing a consistently fresh and individual approach to its work and this is reflected in every project.



Planning permission lodged January 2016 - Due September 2017.

Site Layout



Street Scene



Paired Villas





---

# PLACES

---

## Heritage Regeneration

---

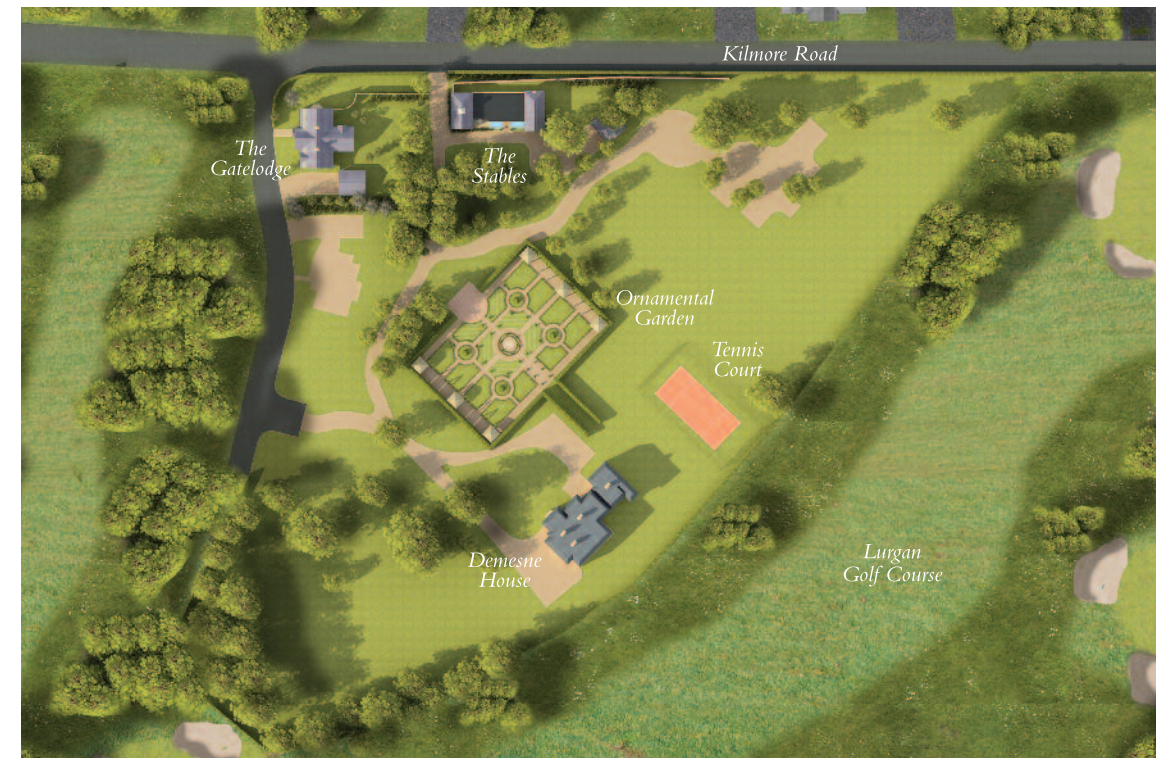
### The Demesne Country Estate, Kilmore Road, Lurgan

The Demesne Country Estate is a refurbishment of detached house built in early 1900's. The dwelling 'The Demesne House' is presumed to have been designed by the well known architect Henry Hobart in the arts and crafts red brick style finish with natural slate roof, decorative art spouting and stacked chimney breast with clay pots.

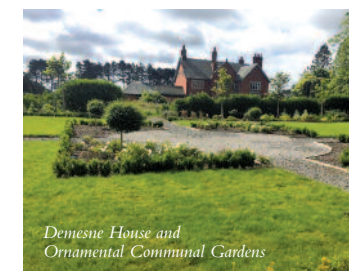
There will be new builds also built to neighbour the property which is 'The Demesne Country Estate' a carefully designed gated community to enhance the vernacular of 'The Demesne House'. Being respectful of the architecture the resulting family homes will be finished to superb high specification as well as observing the principles of placemaking. Each home will have its own landscaped garden along with access to communal facilities such as ornamental gardens and a tennis court, and will also offer glorious uninterrupted views of Lurgan Golf Club.

In 2015 The Demesne Country Estate was shortlisted in the Placemaking Awards - Northern Ireland Region.

Planning permission received August 2011 - Work started January 2012.



Restored Cupola on The Stables -  
Completion Summer 2017



Demesne House and  
Ornamental Communal Gardens



FARLAND

---

## OUR PARTNERS

---

## OUR PARTNERS

*Farland enjoys working with a talented group of professionals who we believe are the best in their particular field. These ongoing relationships allow Farland to be flexible in its approach to sites and tailor the project team accordingly.*

*The integration of professionals into one team is part of Farland's ethos that high quality can only be achieved when team members have a close working relationship and share the same vision and passion for a specific site.*

---

### **Community Engagement, Masterplanning & Architectural Design**

Prince's Foundation for Building Community  
Ben Pentreath Associates  
Stephen Villiers (Alan Patterson Design)

---

### **Highways**

Major Projects - Andrew Cameron (WSP)  
Engineering - David Taylor (The Urban Engineering Studio)  
Technical Design - Adam Padmore (Cotswold Transport Planning)

---

### **Construction Management**

Bruce Shaw

---

### **Planning**

Mark Harris (Barton Willmore)  
Roger Hepher (Hepher Grincell)

---

### **Environment and Landscape**

Colin Davidson (White Young Green)  
Patrick James (The Landscape Agency)

---

### **Main Contractor**

Led by Dermott Farrell (TBA by Project)

---

### **Sub Contractors**

Led by Dermott Farrell (TBA by Project)

---

### **Legal**

Peter Swinburn (Clarke Willmott - Property Solicitor)  
Iain Gilbey (Pinsent Masons - Planning Lawyer)  
Donald Thompson (DWF Belfast - Property Solicitor)

---

### **Advisors**

Richard Rees (Savills Smiths Gore)  
Peter Hibbert (Affordable Housing Solutions)

---

---

# PRINCE'S FOUNDATION

*Farland is delighted to be working with the Prince's Foundation for Building Community as part of its 'Building a Legacy' movement, and was a pioneer in signing up to the Prince's Foundation for Building Community's exacting standards through tight control using land covenants.*

*This initiative, set out in the Foundation's Building a Legacy: A Landowner's Guide to Popular Development, details a number of criteria for creating high quality mixed use places that foster a sense of community.*

*Where Farland is working with the Foundation it is happy to sign up to tight covenant controls on the land ensuring that certain quality standards will be met.*

---

Farland believes strongly that the example set by The Prince of Wales's own developments at Poundbury and Newquay represent the very best in new placemaking and aspire to reaching the same standards in all its developments. We believe that building in this way will not only create strong financial values but strong social values and make places that will become the conservation areas of tomorrow.



The signage is a rectangular panel with a dark blue border. At the top center is the Prince's Foundation logo, a blue crown inside a blue flower-like shape. Below it, the text 'PRINCE'S FOUNDATION' is written in a serif font, with 'FOR BUILDING COMMUNITY' in a smaller sans-serif font underneath. The main title 'CHAPEL GATE' is in a large, bold, serif font, with 'WATERY LANE - NEWENT' in a smaller serif font below it. In the center is a photograph of a row of three-story houses with light-colored facades and dark roofs, set in a landscaped area with trees and a paved path. Below the photo, the text 'A Development by Farland in Conjunction with the Prince's Foundation' is written in a serif font. At the bottom center is the Farland logo, a stylized 'F' inside a square, with 'FARLAND' written below it. At the very bottom is the website address 'www.farlanddevelopments.com'.

*'We shape our buildings, and afterwards  
our buildings shape us'*

Winston Churchill  
*Westminster, 1944*



ENGLAND

3 Hansard Mews, Holland Park  
London W14 8BJ

Telephone: 020 8746 1994

Email: [nick@farlanddevelopments.com](mailto:nick@farlanddevelopments.com)

NORTHERN IRELAND

Villa Coote, Leansmount,  
Lurgan BT67 9JP

Telephone: 028 3834 8273

Email: [dermott@farlanddevelopments.com](mailto:dermott@farlanddevelopments.com)

[www.farlanddevelopments.com](http://www.farlanddevelopments.com)