3.0

LANDSCAPE



3.1 Introduction

Introduction
This landscaping addendum has been prepared in support of revisions to planning application ref. 16299/APP/2020/3313. The revisions,which seek to respond to consultation comments received, can be sumarised as follows:

1. Scale/Height Massing –
-Reduction of one storey from Block B
-Reductions to mass of Block A
-Additional 2m setback fronting Harefield Road
-Overall reduction of the height of Building A by 300mm and Building B by 4125mm

2. Units -
-Reduction of 12 units from 194 to 182 with new units now provided where the Wellness centre was previously located.

3. Wellness -
-Relocated to front the main courtyard, in location previously identified for the nursery. This enlarged, reconfigured and better integrated space enables improved access to the facility and the inclusion of a hydrotherapy pool.

4. Nursery -
-Nursery and dedicated external play relocated to the south-eastern elevation. This provides an increase in publicly accessible space and improves the function of the courtyard. Access to the nursery is retained from the public courtyard.

5. Back of House Spaces and Scooter Store -
-Scooter store has been relocated and increased in size. Small refuse store has been relocated to prevent bins being wheeled through the central courtyard. Quarter master space has been provided for large deliveries.

6. Restaurant/Bar/Lounge -
-Area reconfigured to provide a more integrated offer and increased flexibility.

7. Access Road -
-Re-configured to provide increased pavement widths, better located cycle parking, a dedicated mini-bus space and amended parking spaces along with full tracking.

8. Parking -
Amended internal parking from 80 to 76 spaces retaining the same ratio of parking overall.

9. Window treatment -
For the short elevation of Building A treatment is applied to non-primary windows to mitigate any potential overlooking.

This Addendum is structured as follows:

-Planning Addendum Introduction

-Summary of amendments to landscaping scheme- ground floor

-Summary of amendments to landscaping scheme- Podium

- Garden square, design principles and summary of changes

- Access road, design principles and summary of changes

- Harefield Road, design principles and summary of changes

-Tree plan

-Appendix
- -Section: Boundary Interfaces Harefield Road
- -Section: Boundary interfaces Access Road
- -Section: Boundary interfaces Magistrates Garden
- -Ground floor Section
- -Ground floor Masterplan
- -Podium Masterplan
- -Green roof masterplan

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3.2 Ground Floor Masterplan



Summary of changes to landscape strategy

1. Revised architecture set back
The revised planning addendum masterplan features a revised building layout which sets back from Harefield Road. This has created a new character area with row of 8 new street trees and under-story planting.

2. Enlarged pavement along shared access road and materials
The public pavement along the access road has been considerably enlarged to providing a great new pedestrian circulation all the way to High Street. The materials have light tonal differences but retain a delineation between the access road and path.

3. The parking bays along access road have been rearranged
This was one of the key moves to create a more generous public pavement.

4. Central plaza design amended
Additional private terraces added to the central plaza. The playground and nursery have been relocated along Magistrates Court Gardens

5. A gate has been introduced at the entrance of the Magistrates Court Gardens
This introduction should address the safety concerns that have been previously raised

6. Bike racks relocated
Following some safety and visibility concerns we have relocated the bike racks into the garden square where visibility is optimal

7. DDA compliant Access point added to the Magistrate court Gardens.
The newly introduced access will give access for all residents directly on the gardens thus shortening the walking distance compared to the previously submitted scheme.

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3.3 Podium and Green Rood Masterplan



Summary of changes

1. Revised architecture set back
The Shape of the podium sensory garden, as well as the sedum roof and the wildflower roof have been amended slightly to accommodate the revised building setback and roof layout.

624 Uxbridge Guild Living Urban Greening Factor

Development Urban Greening Factor score

	Extensive Green Roof	*Intensive Green Roof*	*Seminatural Tree Planting in ground (canopy area)*	*Vertical Planting*	*Flower rich planting*	*Seminatural Vegetation proposed*	*Ground cover planting*	*Lawn*	*hedges*	*Standard street trees with soil volume more than 2/3 of canopy area*	*sealed surface*	*Permeable Paving*	*Total Site Area*
Area m2	475	399	1160	0	278	668	167	331	232	460	3626	3440	9357
Urban Greening Factor	0.7	0.8	1	0.6	0.7	1	0.5	0.4	0.6	0.8	0	0.1	
UGF Area Score	332.5	319.2	1160	0	194.6	668	83.5	132.4	139.2	368	0	344	
Sub total					3741.4								
UGF Score					**0.4**								

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3.4 Design Princples - Garden Square



The Garden Square is still based on its original design principles characterised by flexible public open spaces, strong spatial definition using tree canopies and under-story planting, and a set of clear paths that direct the residents and the public to the main destinations.

The relocation of the nursery to the Magistrate's court gardens side has given the opportunity to increase the area of under story planting thus creating a stronger gardenesque definition. A number of trees have been slightly shifted into the lawn space to take advantage of the more generous soil volume available and secure strong and healthy canopies. We have also taken the opportunity to relocate the bike stands within the square where ample natural surveillance is available.

Additional private terraces have been added to the garden square, providing a green backdrop to the end of the public space.



1. Main pedestrian access
2. Newly introduced bike racks
3. Spill-out space
4. Flexible lawns
5. Shrub planting and perennials
6. Proposed public seating

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3.5 Landscape Interfaces - Garden Square





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3.6 Design Principles - Access Road



The entrance from Harefield Road is of primary importance to draw the general public to the plaza and to the Magistrates Court Gardens. As such it had been conceived as a Tree lined street with trees on both sides of the road which frame the historical Magistrates' Court building.

On the left hand side, a row of mature Ginkgo biloba will provide a strong visual signal to draw residents and members of the local community into the site. On the right hand side a series of fastigit Hornbeams will define the space dedicated to pedestrians so that they can comfortably walk towards the plaza.

The parking bays have been reoriented parallel to the access road and as a result the pavement width on the opposite side has been significantly increased providing an optimal connection for the residents and the local community to High Street



1. Access Road
2. Drop off area
4. Bike racks
5. Pedestrian access

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Current proposal



Previously submitted scheme



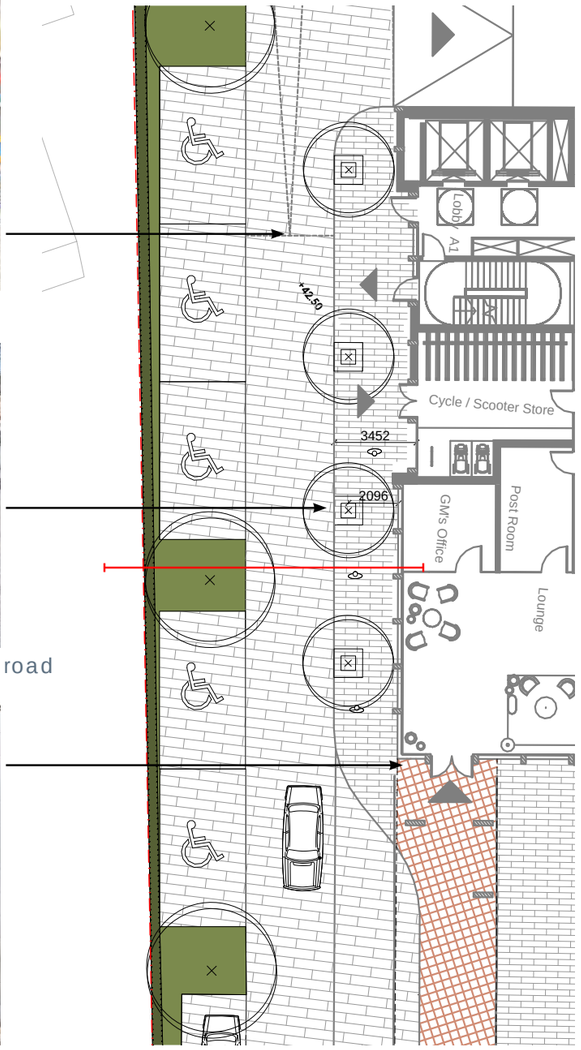
Shared road design principle



Typical paving transition between pavement and road



Example of porte cochere interface



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Structural Soil Cell legend

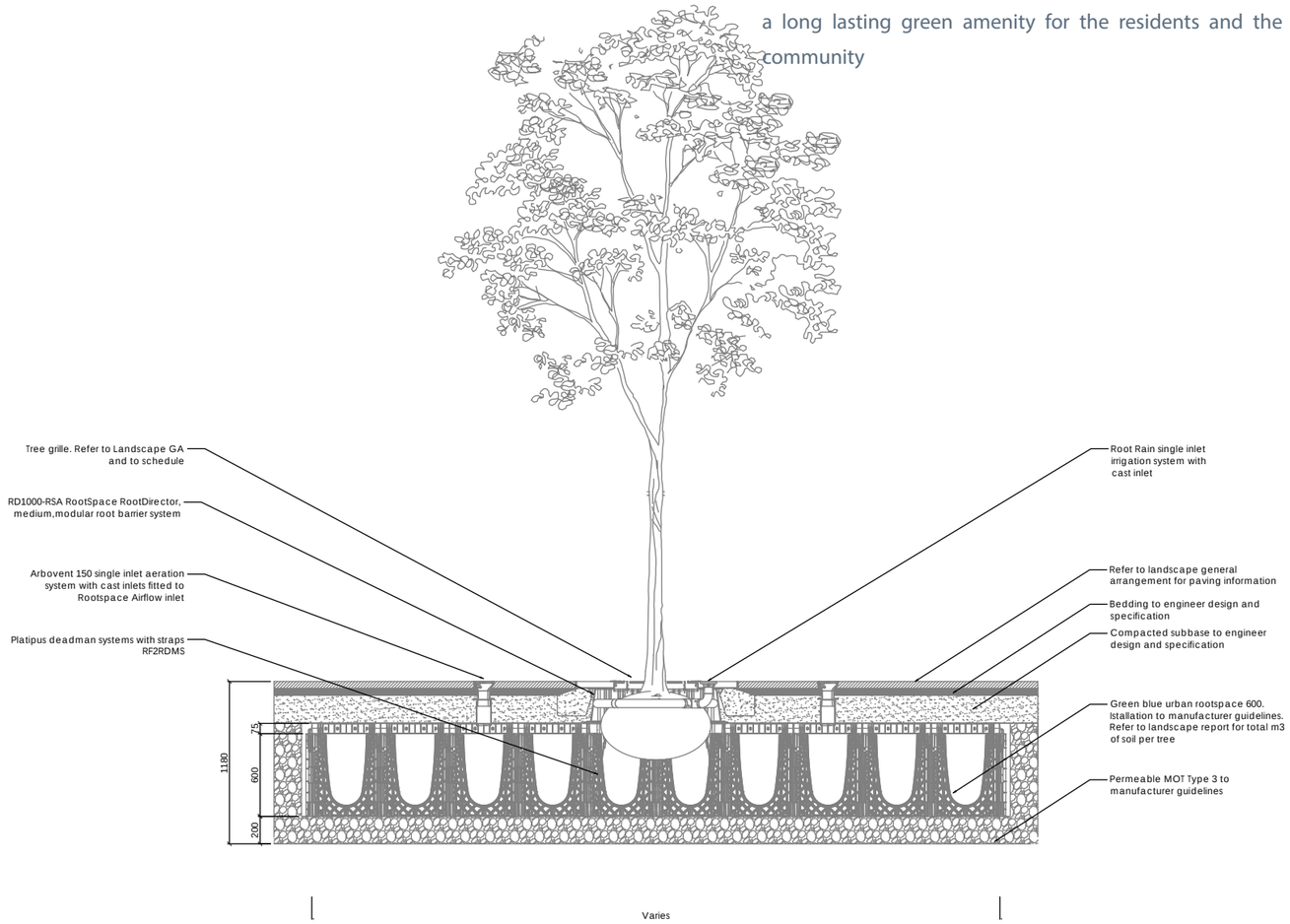
15 Cubic meters of shared soil volume per tree

Trees planted within the grass verge to prevent damages to pavement

The below diagram shows thee typical planting detail that will be adopted for all the trees located in hard landscape.

For the fastigit Hornbeams we have factored in a structural soil cell trench which will provide 15 cubic meters of soil per tree.

The Gleditsia triacanthos ‘sunbust’ will feature the same soil volume and both species are provided with soil volumes above the recommendation by Green Blue Urban. This will ensure that trees will develop strong canopies and age successfully providing a long lasting green amenity for the residents and the local community



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3.7 Design Principles - Harefield Road Frontage



As a result of the architectural setback, the Harefield Road street front has been significantly improved. A row of 8 Gleditsia triacanthos ‘Sunburst’ now enhances the pedestrian experience that walk past the development. The trees also provide a clear indication for the new pedestrian route that connects the development with the High Street.
Between the defensible spaces of the ground floor units and the pavement, there is now a solid buffer composed of perennials, hedges, trees and benches where member of the public can sit and relax under the gentle shade of the canopies.



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Proposed street front interface

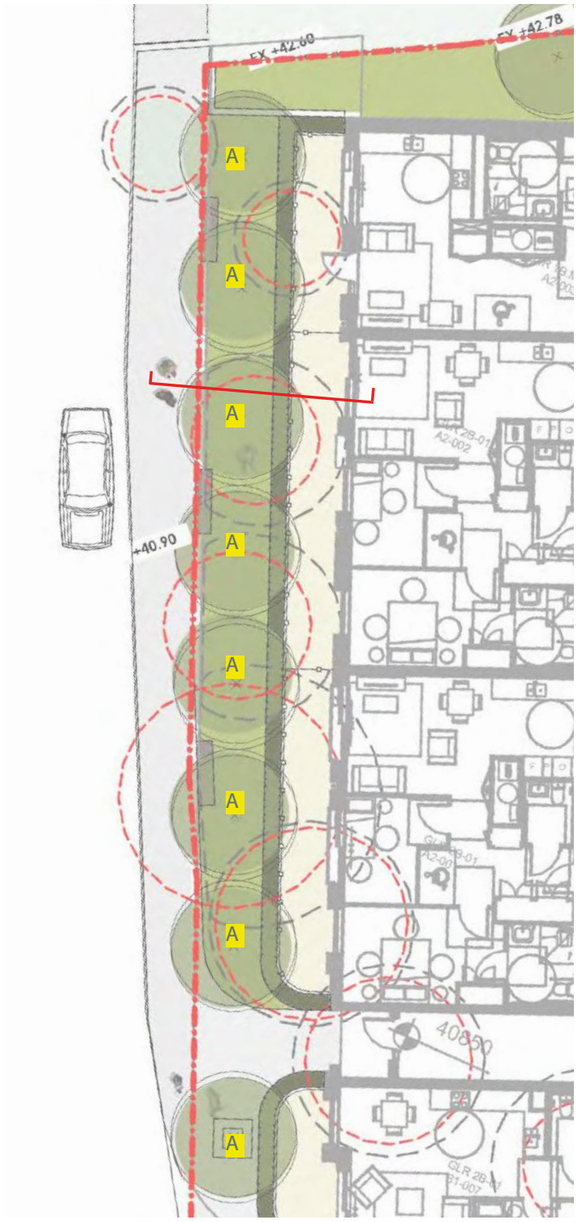


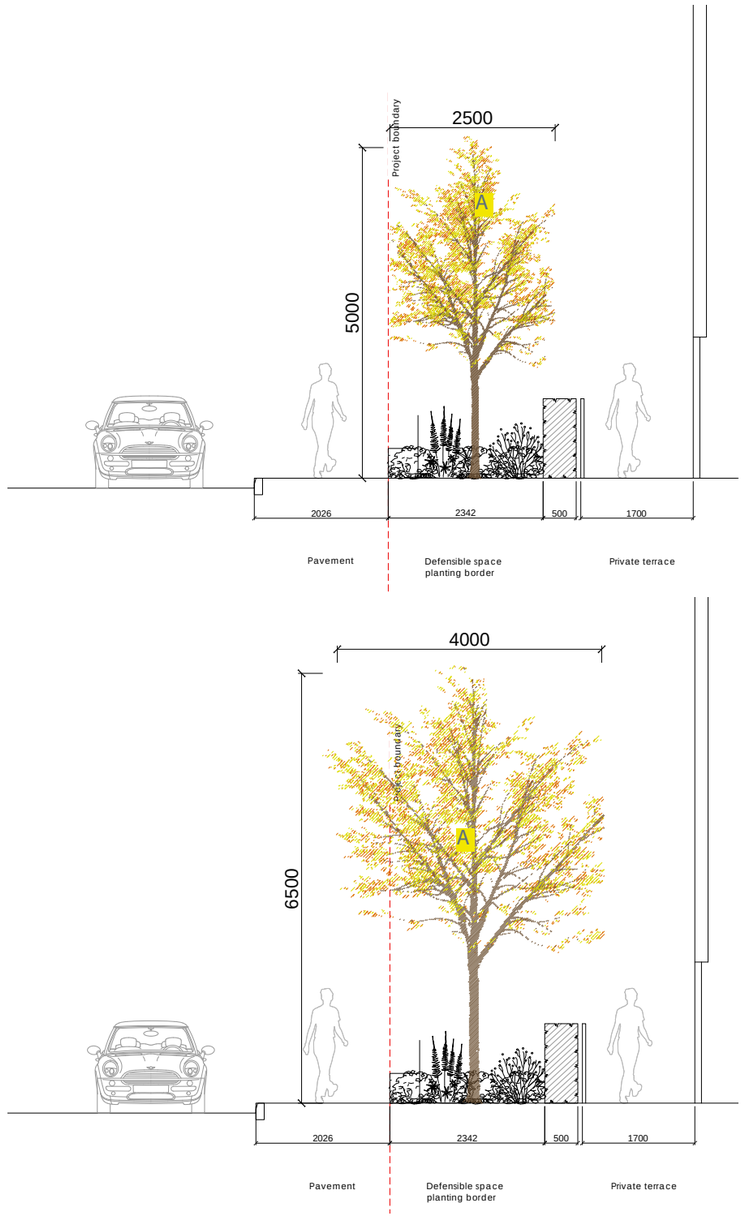
Artist's Impression



1. Proposed trees
2. Private terraces
4. Hedge
5. Public footpath

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Planted stage

The diagram illustrates planted height and widths. Dimensions taken from Hillier, tree guide.

A= Gleditsia triacanthos 'sunbust'. 5m tall x 2m wide (Approx.)

Maturity stage (After 15 years)

The diagram illustrates planted height and widths. Dimensions taken from Hillier, tree guide.

A= Gleditsia triacanthos 'sunbust'. 8m tall x 4m wide

Mature tree dimensions sourced from Hilier Tree guide.

Tree maintenance to happen on 3 year intervals to prevent tree canopies growing within the boundaries of the existing road or against the building.

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3.8 Tree Plan



N. 4 Alnus glutinosa- 20/25cm girth
N. 8 Amelanchier lamarckii- 300/350cm high multistem
N. 11 Betula pendula- 20/25cm girth
N. 10 Carpinus betulus 'Frans fontaine' 25/30 cm girth
N. 2 Liquidambar styraciflua 'Worplesdon' 25/30 girth
N. 1 Metasequoia glyptostroboides- 50/55cm girth
N. 3 Prunus avium 'Plena'- 20/25cm girth
N. 4 Gleditsia triacanthos 'Inermis'- 25/30 cm girth
N. 2 Parrotia persica- 300/350cm high multi stem
N. 3 Ulmus 'New Horizon'- 20/25cm girth
N. 5 Fagus sylvatica 'Dawyck Gold' 400/450 cm high
N. 6 Ginkgo biloba 25/30 cm girth
N. 2 Fagus sylvatica- 25/30 cm girth
N. 8 Gleditzia triacanthos 'Sunburst' 20-25 cm girth



Carpinus betulus 'Frans fontaine'



Betula pendula



Prunus avium 'Plena'







Gleditsia triacanthos 'Inermis'

Alnus glutinosa

Amelanchier lamarckii

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Parrotia persica



Fagus sylvatica ‘Dawyck Gold’



Ulmus ‘New Horizon’



Metasequoia glyptostroboides



Liquidambar styraciflua



Ginkgo biloba



Fagus sylvatica



Gleditsia triacanthos ‘Sunburst’

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