Landscape Design Approach

The site sits within an established farm setting and the landscape strategy adopts a low-key, sensitive and restrained approach that respects the rural character. Landscape intervention is deliberately limited in extent and concentrated within the immediate setting of the proposed buildings, which are themselves designed to respond sensitively to the scale, materials and grain of the surrounding context. The objective is to create a subtle sense of arrival without introducing unnecessary formality, structure or visual prominence.

Planting is deliberately simple and naturalistic, using a restrained palette that allows the development to blend into the wider open grasslands. Further from the buildings, planting merges seamlessly with the existing landscape character, transitioning gradually to more ornamental grass block planting as one approaches the reception courtyard, providing gentle definition and legibility without undermining the rural setting.

Low-key, permeable path finishes such as loose gravel and hoggin reinforce the informal agricultural character and minimise visual impact. Tree planting comprises a mix of indigenous and selected non-indigenous species arranged in a naturalistic pattern across the site and extending into the wider grasslands to strengthen landscape continuity and support areas requiring rehabilitation. In addition, clumps of infill hedgerow planting are introduced in the wider landscape to rebuild the field structure, enhance ecological connectivity and reinforce the site's rural grain.

Green roofs are proposed as a further layer of softening and integration, reducing visual mass, improving seasonal interest and allowing the buildings to sit more comfortably within the landscape when viewed from surrounding land. Together with the tree and hedgerow planting, the green roofs contribute to the overall rehabilitative ambition of the scheme.

- Overall, the landscape strategy is guided by three principles:
- to keep intervention simple and sensitive;
- to work cohesively with the architecture; and
- to blend and reintegrate the development into its rural setting.

SUMMARY

The landscape strategy adopts a restrained, design-led approach that aims to work with the site's existing farm character while providing a subtle sense of arrival. Interventions are intentionally limited to the immediate setting of the buildings, with simple, naturalistic planting that blends into the surrounding grasslands and transitions to more structured planting within the reception courtyard. Low-key permeable materials, dispersed tree planting, rehabilitative infill hedgerows and integrated green roofs collectively soften built form, strengthen landscape continuity and enhance ecological value, ensuring the development is well assimilated into its rural setting.

Proposed landscape masterplan illustrating the approach taken to the overall land-holding. In addition to landscape works within the precinct of Ashby Farm, broader landscape remediation works are also planned. A proposed agricultural path will form a link between the shooting range site and the proposed workshop site for customer access back and forth via a small agricultural vehicle.

ANDY STURGEON DESIGN

Hard landscaping key

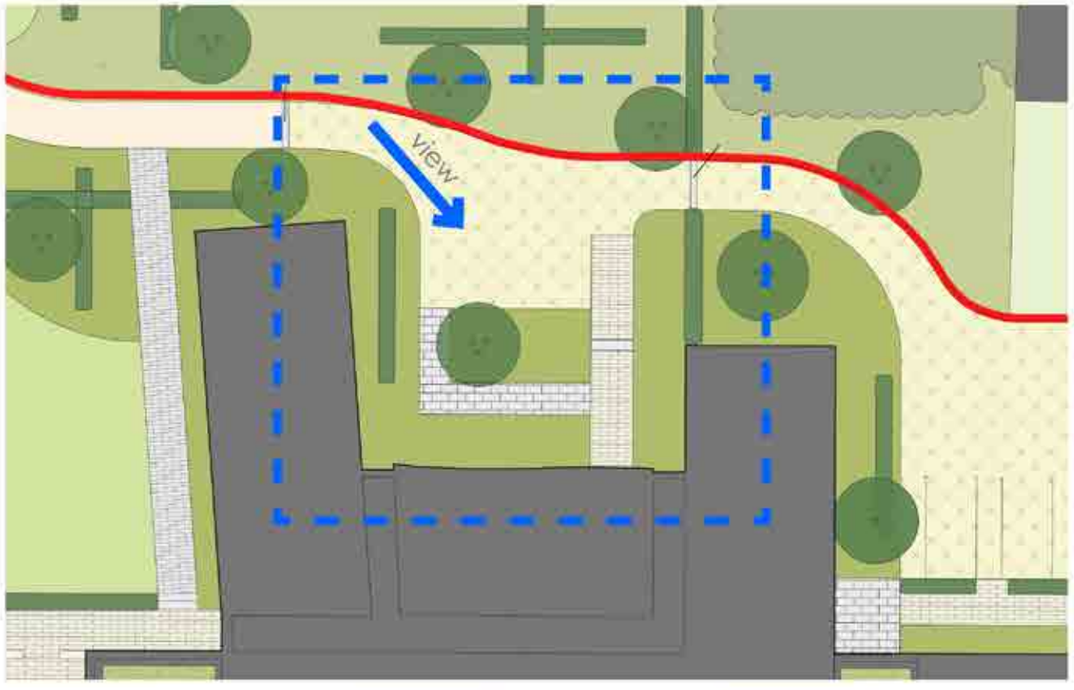
- Loose gravel in gravel grids
- brick pavers SUDS compliant permeable
- Stone paving
- Proposed Hoggin type paving with cell web build up in RPA's
- Existing Road
- Chip & Tar paving

Soft landscaping key

- **P1**_Planting proposed ornamental grasses & herbaceous perennials
- **P2**_other neutral grassland existing and extended/reseeded
- **H2**_Hedges Proposed
- Existing_Shrubs/ scrub/trees & hedgerow
- **P3**_Proposed Green biodiverse planted roof
- **H1**_Proposed new shrubbery/ hedgerow
- **P4**_Proposed retention pond planted with mix of grasses, marginals & aquatics
- Redline Development boundary
- Trees existing
- Trees proposed
- RPA as per tree survey
- Proposed removed or cut back existing hedges or trees

Precedent images of proposed permeable hard surfacing, warm natural colours allow for a ‘light-touch’ approach between proposed building and landscape aswell as satisfying the SUDS drainage requirement.

Precedent images of a range of planting types present in the proposed landscape design. Wild grasses provide a natural aesthetic with beech hedging introducing some autumnal colour which will be complimented by the choice of hard landscaping materials and the facade materials of the proposed building.



Loose gravel in gravel grids

Proposed Hoggin type paving with cell web build up in RPA's

P1_Planting proposed ornamental grasses & herbaceous perennials

The reception "courtyard" forms part of the wider restrained landscape strategy, responding to the site's agricultural character and providing a subtle sense of arrival without appearing formal or forecourt-dominated.

The design aims to balance the functional requirements of visitor arrival and access with a lightly structured planting framework.

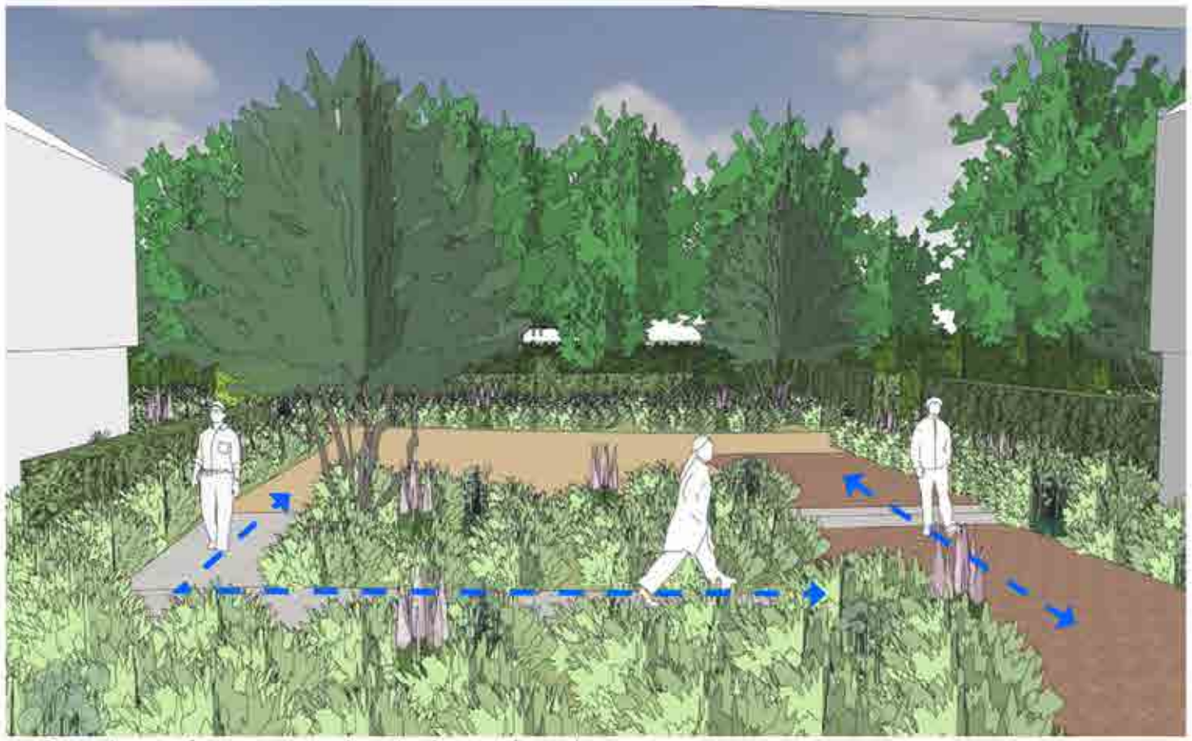
Areas of hard surfacing are carefully moderated to avoid expanses of paving, allowing planting to be layered and proportioned in a way that reinforces softness and continuity with the surrounding grassland context.

The paving layout enables flexible movement while dividing planting into smaller, integrated beds rather than a single mass, maintaining a naturalistic character consistent with the wider scheme.

A single multi-stem tree softens the immediate setting of the timber-sided 17th-century feature barn, mediating between the architecture and the landscape and ensuring the courtyard remains grounded within its landscape context.

Landscape architect's 3D Visual of the entrance courtyard illustrating the landscaping concept. Please note building outline is indicative, see architect's 3D visuals for representation of proposed building.

ANDY STURGEON DESIGN



- freedom of movement - choices of route
- screening and layering of views out and in

- breaking up of space with planting to avoid monolithic elements of hard standing

- minimalist palette of SuDs compliant finishes
- extent kept to minimum

- simple mix of naturalistic planting in keeping with overall landscape strategy

The customer entrance courtyard is the principal arrival space to the building for Holland and Holland customers, It is intended as a space to be able to appreciate and celebrate the retained barn within a garden courtyard setting. Please note although a step is incorporated level access is still achieved by a very shallow sloped path as can be seen in the illustration to the top left. This path will not require any handrails or associated ramp elements as it a 1:80 gradient.

First view of the development site from the agricultural path through a gap in the existing hedgerow which will be utilised for the route of the proposed agricultural path into the site.

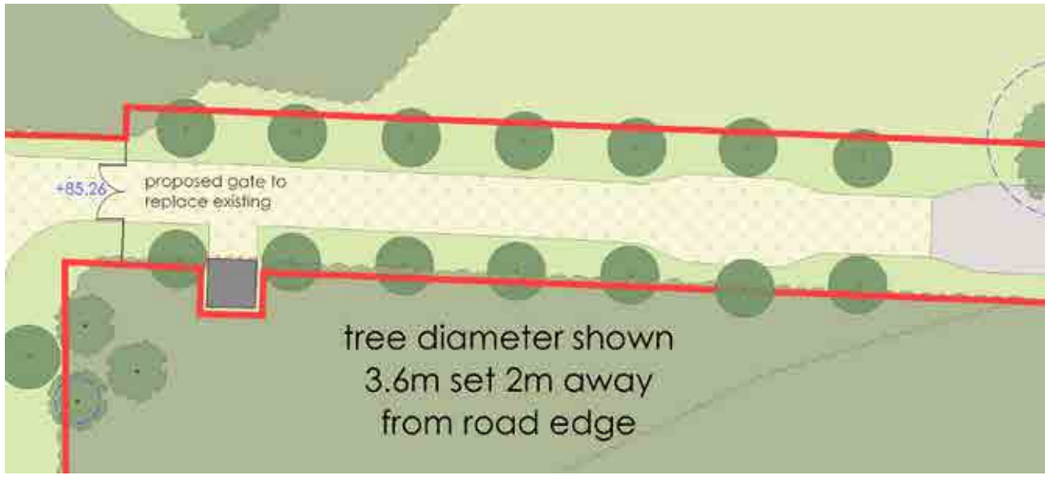
Gravel finish to sit flush with the adjacent field and to have very thin edging strips. The path will not have any fencing either side to ensure a discreet presence in the landscape

Route of the proposed agricultural track utilises existing openings in the hedgerow to minimise impact on the ecology of the site.

Permeable hoggin gravel finish to path

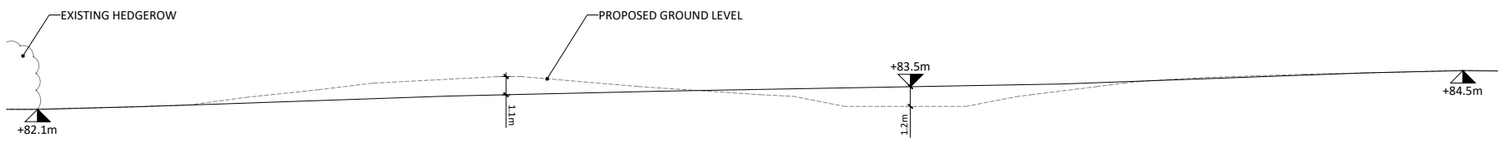
3D visual of entrance avenue

Precedent reference for proposed trees to line entrance avenue

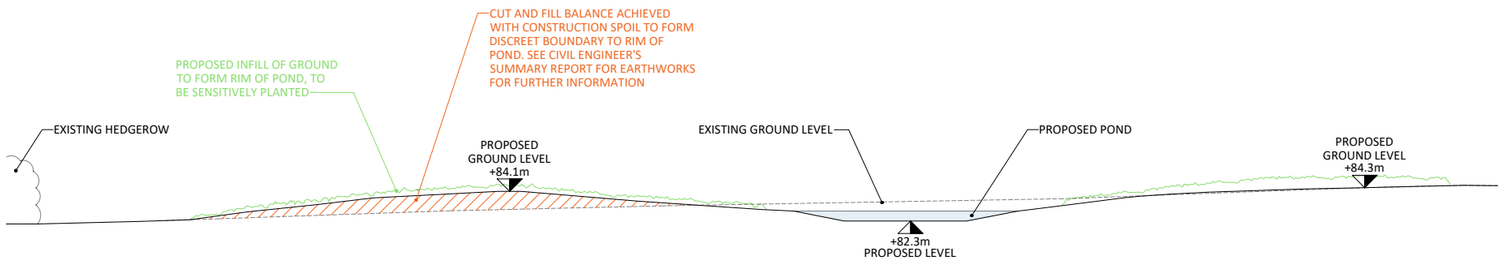


Section of landscape plan showing entrance avenue area. A zone for a proposed substation is shown to the left hand side fo the entrance gate and screened to the avenue approach by proposed trees.

Precedent image showing proposed pond aesthetic. Pond has been given an organic plan shape and will be planted with wild grasses to enable it to sit in a naturalised way in a meadow landscape. The landscape architect has characterised the proposed pond as a ‘wet swale’, and it has been identified as a seperate habitat type on the BNG calculation.



SECTION B-B THROUGH EXISTING LANDSCAPE



SECTION B-B THROUGH PROPOSED LANDSCAPE POND

Existing and proposed cross sections showing the cut and fill balance that is achieved to construct the pond. Please refer to civil engineer’s drawings and documentation for further details on the techncial function of the pond and how it factors into the overall SUDS drainage strategy

Precedent image of planting type to rim of pond

Civil engineer’s technical note on the attenuation pond

As the project constitutes a major development under planning policy there is a mandatory requirement to incorporate sustainable urban drainage systems (SUDS) as per Policy EM6 of the Hillingdon Local Plan and Standard 3 of the National SuDS Standards. An attenuation pond has been proposed as a viable way to both satisfy this SUDS requirement, and at the same time provide benefits to the site in terms of biodiversity. The landscape architect has envisioned the pond as having a ‘wetland’ aesthetic with soft edges planted by grasses and which is located in an area of the site constituted by grassland meadows. To this end the pond has been given an organic plan shape so that it sits in a natural manner in the landscape. Please refer to Landscape architect’s documentation and Ecologist’s documentation for further details on the aesthetic treatment of the pond and biodiversity net gain benefits. From a SUDS perspective the pond has been sized to attenuate surface water flows for a 1 in 100-year return period with a 40% climate change allowance. Together with a flow control device, the pond shall restrict discharge rates to a predevelopment greenfield flow rate of 1.4l/s based on the impermeable catchment of the site. This satisfies both Policy EM6 and Standard 3.

Due to the existing ground levels around the pond (which fall away to the south west corner of the site) it is necessary to raise the existing ground levels around the proposed pond basin slightly. As can be seen on the architect’s comparative Section B-B on drawing 1469-031 the increase of levels is minor, and the minimum that is required to give the pond a sufficient rim and avoid having to excavate more than is necessary for the pond basin itself to meet the required pond storage volume. The rim of the pond will be formed from the material excavated to form the pond basin.

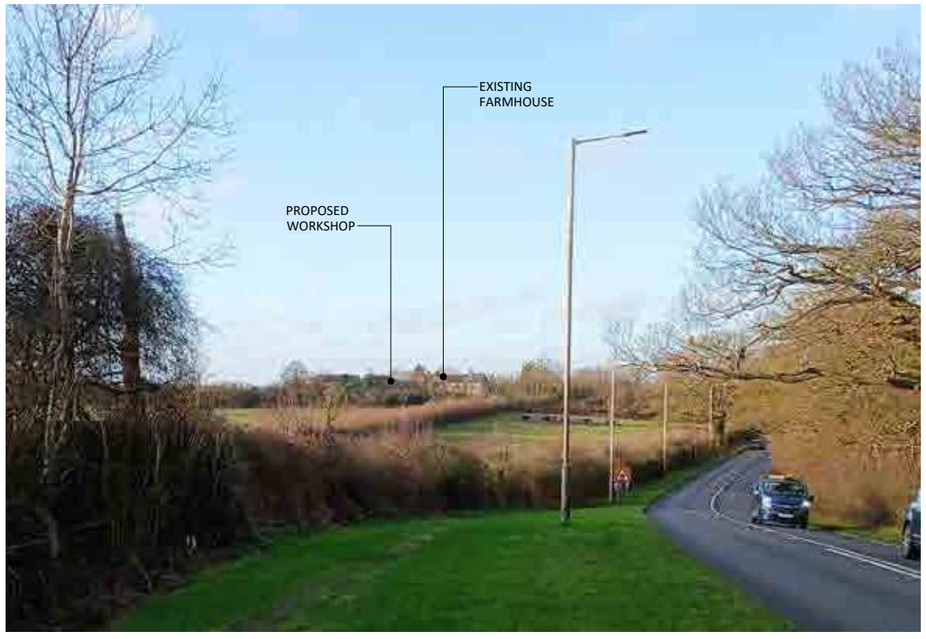
It should also be noted that the use of swales to satisfy the SUDS requirement was also investigated as part of the development of this project. These were discounted due to the significant incisions that would be required in the landscape to make the swales work with flow levels, and the impact this would have aesthetically and on the existing hedgerows. Therefore, the incorporation of a sensitively landscape pond was arrived at as the most discreet way of delivering the SUDS requirement within the context of this site.

LVA Views Of Proposed Building In Landscape

LVA View Key Plan : Views 1 to 4 are taken from the public domain. View 5 is taken from within the H&H landholding

LVA View 2 : View of entrace to the existing site off of Ducks Hill Road. Predominately the East-facing wing visible where currently the existing barns and outbuildings are visible through the vista formed by the access road. Additional trees and hedgerow which form part of the proposed landscape package will further screen the proposed building from the road.

LVA View 1 : Looking South West from Ducks Hill Road. A portion of the roof and gable of the existing derelict house is visible over the treeline with a small portion of the proposed workshop building roof visible immediately to the left.
Please note it is proposed to re-instate hedgerow along this boundary which will further screen the buildings from the road.



LVA View 3 : Looking North West from Ducks Hill Road towards the site with portions of the buildings's roofscape visible over the vedgetation. Front facade and roof of the existing derelict farmhouse visible to the right. As can be seen from this view the farmhouse commands by far the most prominent silhouette. (December view)

LVA Views Of Proposed Building In Landscape

LVA View 4 : View through gap in the treeline from the public bridleway to the south looking North towards the development site. Some portions of gable and roofscape visible over the vedgetation (December view)

LVA View 5 : View through gap in the existing hedgerow from proposed agricultural path linking shooting range site with workshop site. The ridge of the workshop west wing and a section of roof of retained heritage barn visible over the vedgetation. Chimney of existing derelict farmhouse is faintly visible over the treeline to the left (December view)

7.0 Strategy For The Ashby Farmhouse Site (Future Phase 2 Works)

View of East Elevation of the farmhouse with repair work completed to the ground floor. Due to the presence of bats the repair work has been confined to that which is permissable under ecology constraints. Please see appendix for ecologist's letter to this effect.

Repair work has been completed to ground and first floor windows to safeguard the farmhouse against further decay.

Existing view of the interior of the farmhouse showing Japanese knotweed growing up through the substructure. Please see appendix for report of Knotweed treatment completed to date

Asbhy Farmhouse

Within the Ashby farm precinct sits an existing derelict farmhouse which dates from the early 19th Century. As can be seen from the project drawings the farmhouse sits outside the development site for the workshop project. The farmhouse has evidence of roosting bats which is detailed in the ecology documentation attached to this submission. In addition the farmhouse has been compromised by an area of Japanese knotweed growing around the structure and there is evidence of it having penetrated the substructure.

Holland and Holland have taken steps to repair and safeguard the farmhouse, in the form of window boarding up and roof repairs, some evidence of this can be seen in the photographs above. Due to the presence of bat roosts these repairs were confined to that which is allowed within the ecologist's scope as detailed in appendix 2. In addition, an initial year of knotweed chemical treatment has now been completed and will be reviewed this Spring to assess the impact it has had on the plant. Initial treatment of the knotweed has to date been confined to the injection method due to the presence of GCN in the vicinity (until a GCN licence can be obtained). Evidence of the first year of knotweed treatment can been seen in appendix 2.

Holland and Holland wish to bring the farmhouse structure back into use to house additional office space for the company to support the workshop building. It is inteded that the farmhouse will be sensitively upgraded so as to maintain and refurbish its historic features as part of a phase two project works under a seperarte planning application. This second project phase will also include some additional landscape works to the immediate environs of the farmhouse. Please refer to the attached heritage report for further information about the farmhouse.

8.0 Conclusions

In summary the attached proposals would represent a number of significant benefits which include :

The proposal may be considered appropriate in green belt policy terms given that the Ashby farm site represents previously developed land. In addition, as a landscape-driven scheme the attached proposals would result in a significant net gain improvement in biodiversity, a reduction in hardstanding, and a significant increase in the quality of soft landscaping and screening within the development site and adjacent land. As can be seen in the landscape proposals great care has been taken to retain and augment the existing ecology of the site, with broader landscape remeditiaion works also allowed for including the re-instation of hedgerow.

The existing unsightly, sprawling, and dilapidated buildings and abandoned vehicles onsite would be removed and replaced with a high-quality building group laid out in a more compact form thus reducing the overall impact upon the Green Belt. As can be seen in the figures on page 3 the net increase in overall building footprint is minimal. In addition, careful selection of permeable hard-standing where required in combination with a range of SUDS drainage strategies will substantially improve on site drainage.

Although the proposals represent an increase in built volume over the existing buildings on-site, any potential impact of this increase on the ‘openness’ of the green belt has been mitigated through careful massing and articulation of the building form, and calibration of ridge heights and levels. As can be seen on the LVA views both from the public realm and from within the H&H landholding itself the visual impact of the proposed scheme is negligible. We believe an appropriate balance has been obtained in keeping the building as low as possible without adversely affecting the character of the rural landscape through excessive excavation.

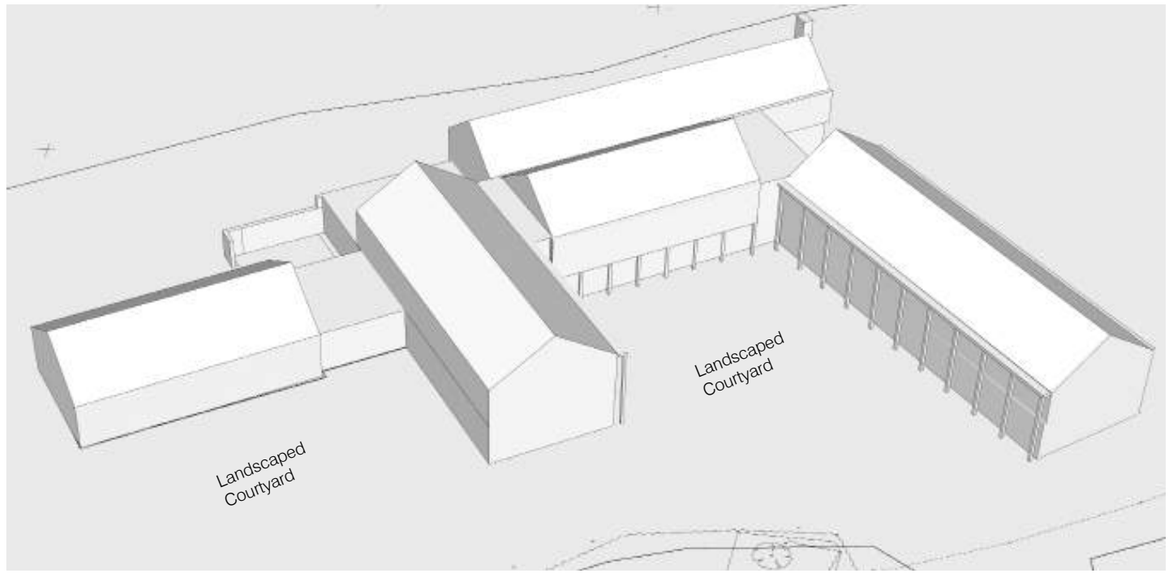
The site currently contains three previously unknown heritage barns. Within the current site arrangement the barns are buried within poorly clad buildings and are at continued risk of decay and dilapidation, due to the absence of any listing. The proposals for this project would completely restore the principal historic barn and celebrate it as the heart of the new building thereby safeguarding it for posterity.

Unfortunately, due to functional constraints it is not possible to retain all of the barns. However the two barns that are not being retained will be recorded so that they can be added to the historical register. In addition the The East Barn will have its frame carefully dismantled by hand and set aside for re-use elsewhere. In addition to the heritage benefits regarding the barns there is a further heritage benefit in that the proposal provides a context for incorporating the (unlisted) derelict farmhouse as part of a future phase two works.

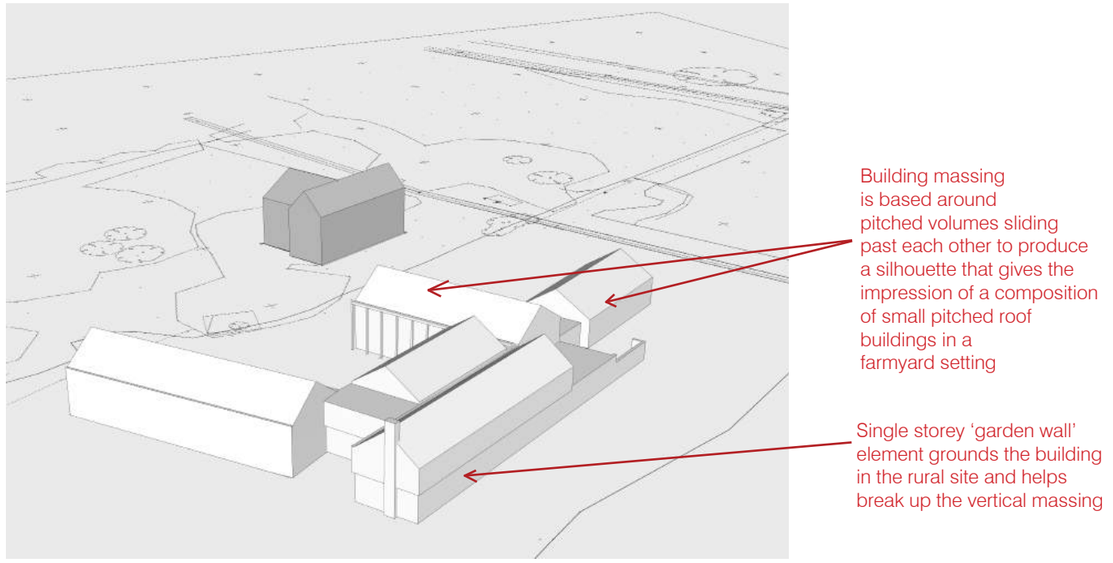
The consolidation of the H&H shooting range and workshop facilities at one location will result in a significant reduction in current staff, client, and delivery traffic flows between the London and Northwood sites. In addition the strong sustainability criteria and BREEAM target of the proposed workshop will help to significantly reduce operational emissions compared to the existing workshop in London.

Finally, moving the manufacturing operation from the current facility into a contemporary purpose-built scheme of high quality, with emphasis on natural light, ventilation and access to green landscape, will represent a significant improvement in working environment for the Holland and Holland workforce.

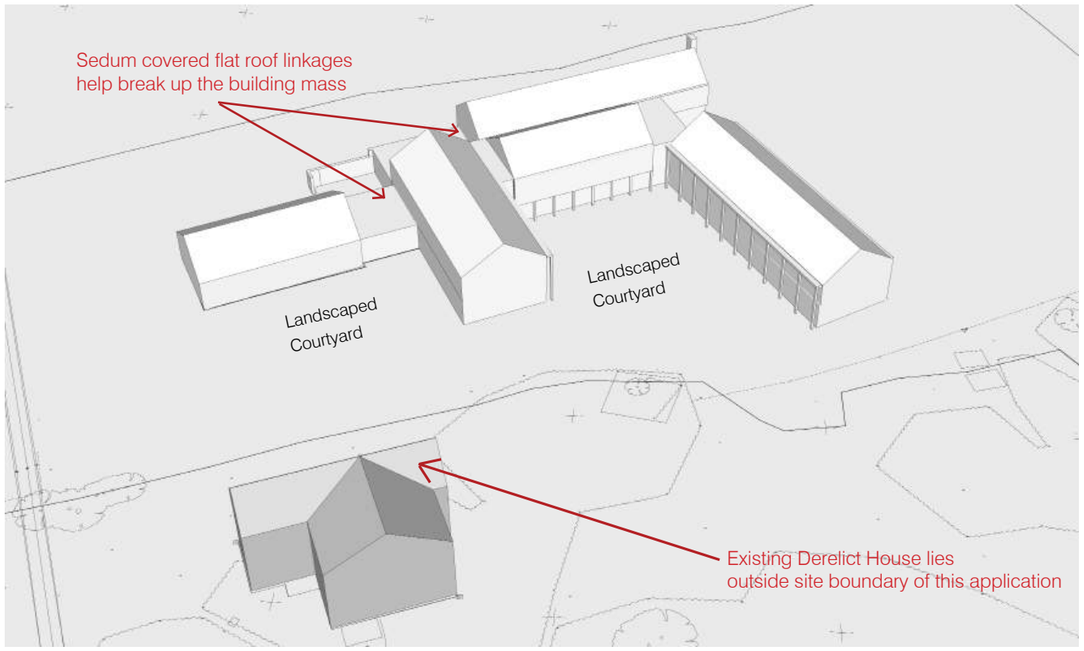
Appendix 1 : Design Development Evolution of Architectural Massing Strategy & Record of Previous Design Development : Scheme as presented for second pre-app stage



Proposed Aerial View Looking South West : The scheme as presented for the second pre-app. As this point the retained heritage barn had not been indentified as a heritage asset. The barn was later incorporated into the courtyard design.

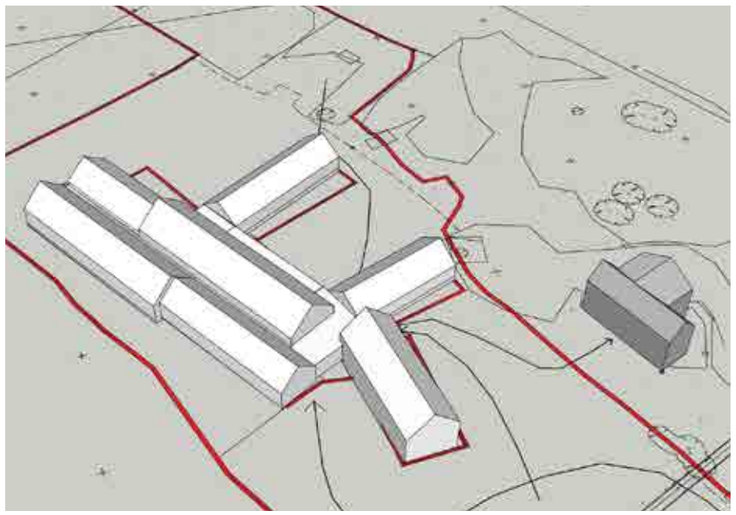


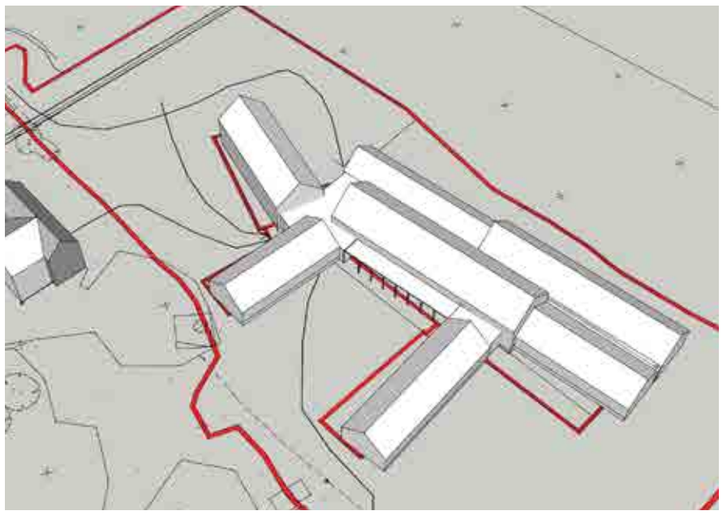
Proposed Aerial View Looking North East : The concept of the 'garden wall' established, supplanted by pitched volumes in a dialogue of small roofs



Proposed Aerial View Looking South West : The scheme designed to appear as a collection of agricultural-type buildings assembled around landscaped courtyards. The existing derelict house to be retained as part of phase 2 works is shown in grey fill to foreground.

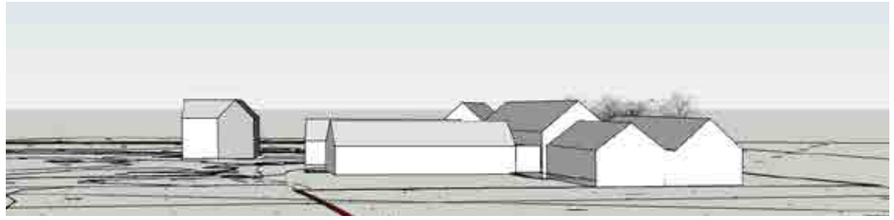
Evolution of Architectural Massing Strategy & Record of Previous Design Development : Studies at Pre-app 2 stage
Illustrating Impact of predominantly single-storey scheme



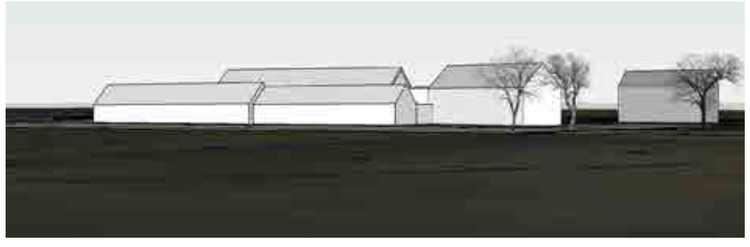


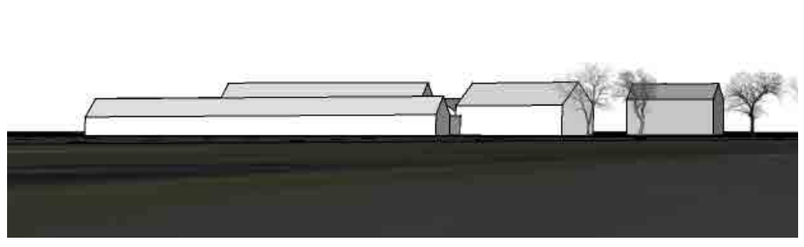
Aerial view of design studies for lower height level linear scheme with courtyard: Keeping most of the program on ground floor level resulted in a very large footprint and sprawling array of volumes

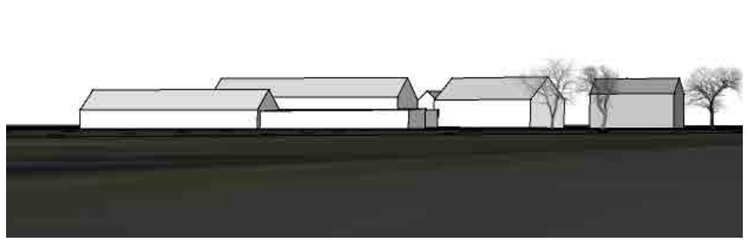
Study view from North Looking Towards Courtyard



Study View From West



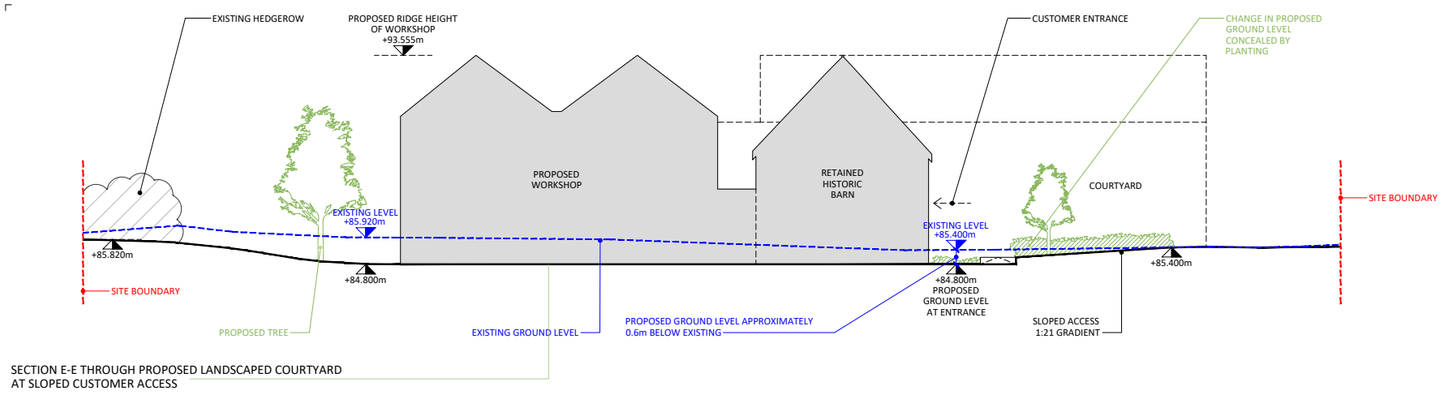




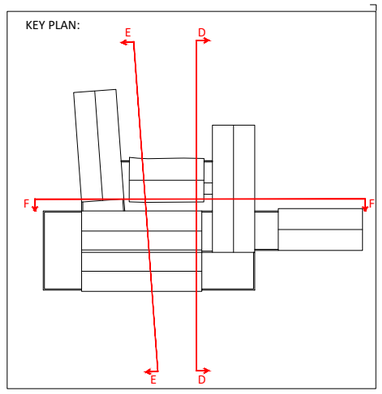
Study views looking North : The largely single storey scheme takes on a more overbearing linear profile in the landscape

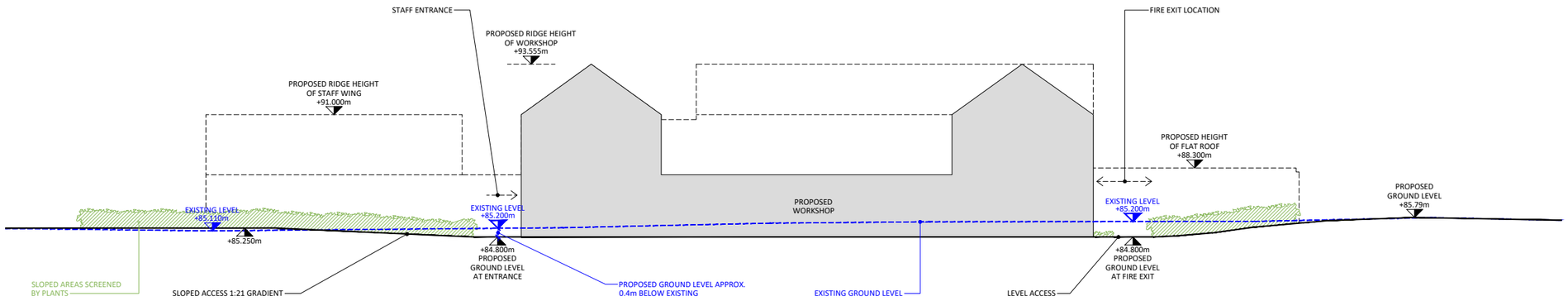
Appendix 1 : Design Development

Earlier iteration of scheme with more extensive ground excavation in order to align the proposed ridge heights of the workshop with that of the retained heritage barn

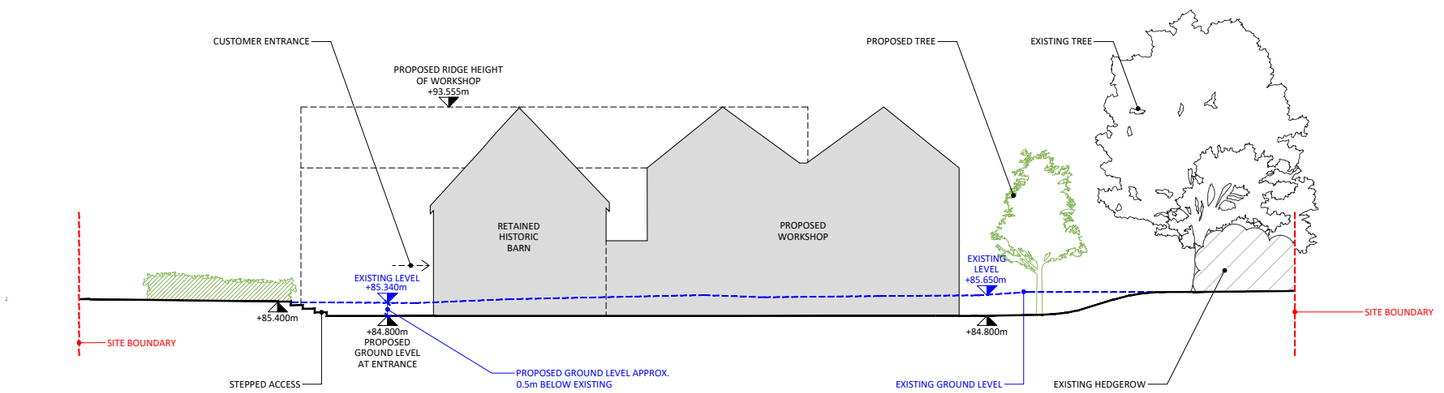


SECTION E-E THROUGH PROPOSED LANDSCAPED COURTYARD AT SLOPED CUSTOMER ACCESS





SECTION F-F THROUGH PROPOSED SLOPED ACCESS AT STAFF ENTRANCE AND FIRE ESCAPE



SECTION D-D THROUGH PROPOSED LANDSCAPED COURTYARD AT STEPPED CUSTOMER ACCESS

site context

ANDY STURGEON DESIGN

The site is located in the London borough of Hillingdon and sits adjacent to the Ruislip Woods.

Ruislip Woods was declared London's first national nature reserve in 1997 and is also a Site of Special Scientific Interest.

It is the largest block of ancient, semi-natural woodland in Greater London and includes one of the most extensive oak/hornbeam coppice woods in southeast England.

The main species of trees in the woods also include; English oak, sessile oak, hornbeam, beech, silver birch, wild service tree, aspen, rowan, field maple, crack willow, wild cherry, hazel and holly.

Wild flowers are also in abundance around the woods, and include common knapweed, harebell, rosebay willowherb, heather, bluebell, wood anemone, yellow archangel, snowdrops and honeysuckle.

According to the London Borough of Hillingdon, the most common species' of birds found within the woods are mute swan, canada goose, robin, green woodpecker, jay, nuthatch, lesser spotted woodpecker, greater spotted woodpecker, cuckoo, sparrowhawk, tree creeper, tawny owl, willow tit and woodcock.

site location

PROTECT

Protecting the existing landscape, retaining all valuable shrubs, trees and grasses where possible. Maintain a natural equilibrium between planting and open landscape to create a sensitive setting within the landscape.

ENHANCE

With the wider focus on enhancement of the landscape, the planting palette aims to include a range of resilient and wildlife friendly species, improving biodiversity and creating habitats for wildlife.

COMPOSE

The enhanced landscape will be composed as part of the larger landscape to ensure a naturalistic planting scheme and include a large selection of native shrubs, trees, perennials and grasses

Landscape enhancements and design principles:

- High quality natural materials
- Sensitive and aesthetic landscape design
- Structural, evergreen, colourful and biodiverse planting mixes, combined with mixed native hedges
- Retained and enhanced coppiced woodland
- Biodiverse wildflower meadow and grassland
- Insect hotels, log piles, and providing opportunities for nesting birds by including a series of bird boxes
- Gaps under fences to allow Hedgehogs to move around the area





ANDY STURGEON DESIGN

The existing wildflower meadows should be retained within the landscape enhancement zone, Under Section 40 of the NERC Act 2006 there is a duty to have regard to biodiversity conservation.

Creation of areas of species-rich meadow grassland, these areas could provide additional foraging and shelter opportunities for a wide variety of invertebrates, reptiles, amphibians and bird and bat species. Plant species to be included within the wildflower seed mix should be appropriate for the site and wider area. A wildflower seed mixture should be sown on the site in March, April or September. Once established, the grassland should be maintained via annual seed cutting in the autumn, following seed setting and use of pesticides, fertilizers or other chemicals to be avoided.

biodiverse planting

meadows

retain

The native hedge mix includes a variety of flowers, fruits, spring blossom, berries, autumn colours and winter leaf retention, with a randomized plating mix for a natural look that will quickly become a haven for wildlife. Leaves support the caterpillars of moths and wildlife throughout the seasons.

Species include: Beech (Fagus Sylvatica), Oak (Quercus spp), hornbeam (Carpinus Betulus), Quickthorn (Crataegus Monogyna, Blackthorn (Prunus Spinosa), Hazel (Corylus avellana), Sweet Briar Rose (Rosa rubiginosa), Common Dogwood (Cornus Sanguinea), Guelder Rose (Viburnum Opulus), Spindle (Euonymus Europaeus), Holly (Ilex aquifolium), and Hawthorn (Crataegus monogyna).

Native tree species:

Corylus avellana

Malus sylvestris

Sambucus nigra

Tilia cordata

Sorbus aucuparia

Carpinus betulus

Betula pendula

Acer campestre

Salix caprea

HOLLAND & HOLLAND

Dear Brian,

I wanted to clarify the reasoning behind why we need 3.2 meters height in the new artisan machine shop.

We are planning some future investment on some specific CNC machines that are all 3m in actual height. After all considerations for placing and moving machines, 3.2 metres is the minimum we require to accommodate.

I hope this clarifies the reasoning

Yours sincerely

John Henderson
General Manager - Holland & Holland

Client Letter Confirming Minimum Required Ceiling Heights On Ground Floor of workshop building

davidson-watts ecology ltd
| Trym Lodge | 1 Henbury Road |
Westbury-on-Trym | Bristol | BS9 3HQ
Tel: +44 (0) 1179 596 460
www.dwecology.co.uk

19 January 2026

Dear Brian,

Please find below the details of the Site visit to Ashby Farm undertaken by David Kent on behalf of Davidson-Watts Ecology Ltd on the 6th January 2026.

David attended the Site and met with Simon Knowles to discuss the boarding up of the old farm house building, as instructed by the council.

On meeting Simon, David inspected the external aspect of the building and the confirmed bat roost (internal loft space) for bat presence or signs of recent use.

A dropping sheet, left in the loft void during February 2025 hibernation inspections, was inspected to estimate the level of bat use in the internal roof void from the most recent active bat season. Approximately 15-20 droppings were present on the sheet, of a size and appearance indicative of brown long-eared bat, suggesting low levels of occasional brown long-eared bat activity within the roof void from the most recent season.

No bats were found to be present during the inspection.

Following the inspection, the following points were advised by David and agreed by Simon:-

1. Boarding will be applied on the inside of the building's ground and second floor windows. Bat use of the building (with the exception of the loft space) has not been observed or identified at the inspection or during the surveys.
2. No boarding is to be applied to the second floor attic window on the eastern aspect as this is being used by a moderate number of pigeons, some of which may be breeding.
3. No boarding is to be applied to the soffits or upper areas of brickwork or roof.

The boarding was not completed on the day, but it is understood that the advice as given above will be followed to ensure that no breeding birds are affected, and no bat roosts are closed, damaged or destroyed illegally as a result of the boarding works.

Ecologist's letter confirming scope of permissable repair work which is possible to the derelict farmhouse at this stage. Repairs have been completed by H&H within the constraints establshed by this scope.

Eco Control Solutions
Tel: 0330 363 9555
Web: www.ecocontrol.co.uk
Email: matt@ecocontrol.co.uk

23/02/2026

ECS Reference: 18714

Japanese Knotweed Management at Ashby Farm, Ducks Hill, Northwood, HA6 2SS

Dear Sirs,

ECS can confirm that we have undertaken 1 year of chemical treatment in the form of stem injection of all Japanese Knotweed mapped in Area B around the farmhouse at Ashby Farm. Stem injection was used as a necessary method for the first year due to ecological constraints set by the presence of great crested newts in the vicinity.

ECS will schedule an inspection visit for Spring 2026 to assess the success of the first round of treatment and in order to advise the client of likely further duration of knotweed chemical treatment at Area B in order to fully eradicate the plant.

As discussed, Area A Knotweed will to be removed in full via excavation and taken off site as part of the workshop project works.

Please do not hesitate to contact me should you have any questions on 07535 090679.

Kind regards
Matt Haikings
Senior Surveyor

Japanese Knotweed specialist's Letter Confirming completion of first year of knotweed treatment around the derelict farmhouse