

PROPOSED WAREHOUSE & OFFICES

BRIDGE RETAIL PARK

Uxbridge Road
Hayes, West London

LANDSCAPE DESIGN STATEMENT

OXW Hayes S.a.r.l.



Barry Chinn Associated Limited
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1.0 INTRODUCTION

This landscape design statement is to be read in conjunction with the latest revisions of Barry Chinn Associates drawings 2246-21-03 Landscape Concept Plan and 2246-21-04 Landscape Concept Sections.

2.0 EXISTING LANDSCAPE

To the east of the site boundary lies the Yeading Brook, with mature / semi mature native vegetation groups G17, G19, G20, G21 and G22 along the watercourse. Along the southern edge of the site is woodland group G31. To the north are existing ornamental shrubs and a series of trees (most notably, Himalayan Birch trees T3 and T4) which relate to the Uxbridge Road frontage. Further information on these vegetation groups can be found in the Pre-Development Tree Survey, document reference: 665-22, Revision 0, dated 22 February 2022, prepared by BB Trees Ltd.

3.0 DESIGN OBJECTIVES

To ensure the scheme provides significant benefit to the environment and that the new development integrates within its location, the landscape design for the development has been guided by the design objectives set out below:

- Respect existing local townscape character and utilise this to inform the layout and design of the landscape proposals.
- Maintain and enhance wildlife corridors around the development site, linking to establish corridors and green infrastructure assets in the wider townscape.
- Minimise any potential adverse townscape character or visual effects through the application of best practice design principles and careful attention to design throughout all stages of the development process.
- To enhance the amenity value of the site and provide an attractive and welcoming environment.
- Create high quality and robust landscape boundary treatments, particularly to the Uxbridge Road frontage and Yeading Brook boundary, including woodland edge, hedgerows, and grassland to maximise bio-diversity gain and provide elements of habitat creation.
- To co-ordinate and relate to the proposed buildings and how they will be used.

- To creatively maximise the opportunities for landscape within a commercial development, utilising trees and planting appropriate to the scale of the building and external spaces.
- To create a comfortable and safe environment for employees and visitors to the site.
- To provide easy, safe, and logical pedestrian and vehicular access and circulation around the site.
- To take account of the future maintenance requirements by careful selection of plant species and their relationship with each other, with emphasis on achieving good establishment whilst minimising maintenance costs.

4.0 LANDSCAPE PROPOSALS

Northern Boundary – Uxbridge Road

4.1 The existing area of soft landscape between the retail-park and Uxbridge Road has been retained and forms part of the new layout. However, all the existing plant material, apart from the two Himalayan Birch trees, will be removed allowing the space to be re-designed.

4.2 The landform along the wedge of land will be gently crowned, to form a subtle bund suggesting a visual division between Uxbridge Road to the north and the office car park to the south. The ground within the RPAs of trees T3 and T4 will remain undisturbed. An 'S' shaped footway cuts across the area and through the landform, providing an alternative access to the site for pedestrians approaching along Uxbridge Road from the west. A native hedgerow runs along the top of the bund, adding to the division of space provided by the landform. The landscape design is intended to provide a visually attractive layout when viewed from the offices to the south, whilst also giving a sense of place to people walking through and sitting in the green space.

4.3 Between the car park and the native hedgerow is a proposed outdoor amenity space, accessed from the 'S' shaped footway. The paving design in this space radiates out in bands from the curve of the adjacent access path. A continuous 'L' shaped bench is proposed along two sides of the space, using the hedgerow as a backdrop against which to sit and look back towards the office building. In addition, more informal seating will be located in the space, arranged to provide options for different friend group sizes. A row of three Himalayan Birch trees is proposed on the edge of the seating area, providing an attractive tree and continuity with the two existing trees of the same species on the Uxbridge Road frontage.

4.4 The planting style for the proposed scheme will use drifts of species arranged to ensure the plants are seen at their best and that there remains interest throughout the year. Beneath the tree canopies and either side of the hedgerow the species will be selected to evoke a woodland floor character. The plant list will contain predominantly native and transitional species, plus those attractive to insects and wildlife. The roof of the office building will support an extensive bio-diverse green roof.

Eastern Boundary – Yeeding Brook

4.5 Where the existing trees and groups of vegetation along the brook corridor are adjacent to the site, the edge will be protected and retained so as not to disturb this existing green/blue infrastructure route. New sections of woodland edge and Common Alder trees will be planted along this boundary to add to the vegetation along the brook corridor. The proposed woodland edge will stand off from the service yard security fence to allow maintenance access, with the resultant strip being sown with species rich grassland.

Southern Boundary – Bullsbrook Road

4.6 The existing woodland group G31 running along the southern boundary will be retained and protected during the construction period. Existing trees T28 and T27 have been identified for removal to allow access from Bullsbrook Road and will be replaced by the planting of three ornamental pear trees. The existing vegetation in group G31 will be reinforced with the planting of a native hedgerow along the inside of the boundary fence.

Eastern Boundary – Springfield Road Industrial Estate

4.7 Two sections of this boundary, at the northern and southern ends, will be planted with a native species hedgerow, where they are adjacent to open yard areas within Springfield Road Industrial Estate. Where existing warehouse buildings adjoin the site, shade tolerant species rich grassland mix will be used instead of the hedgerow.

5.0 ESTABLISHMENT, MAINTENANCE AND MANAGEMENT

The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Throughout the development period and thereafter, a maintenance and management regime will be adopted with the following aims and objectives so that the landscape develops in a manner commensurate with the original design intentions:

- To ensure the successful establishment and continued growth through to maturity of the trees, shrubs, herbaceous and grassland species.
- To enhance the biodiversity of the site through careful management of the native trees, hedgerow, shrubs, and grassland.
- To ensure the tree planting establishes as quickly as possible to soften the proposed built form.
- To secure a long-term future for the existing retained trees and vegetation with particular emphasis on their integration with the new landscape elements.
- To optimise ecological enhancement.
- To manage the landscape in a manner commensurate with the safety of site users by maintaining visibility splays, maintaining good surveillance, the removing of dead, dangerous, or diseased branches, etc.

The soft landscape will, for the initial 1-year period after Practical Completion be maintained by the Landscape Contractor responsible for implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Thereafter, maintenance contracts will be organised by the persons responsible for facilities management at intervals to be determined to achieve continuity.

6.0 CONCLUSION

The landscape frontage, new office on the northern elevation and carpark trees have been designed together to provide an attractive addition to the Uxbridge Road street-scene. To the east and south the emphasis has been on the retention and enhancement of existing boundary vegetation, using native species to increase the level of biodiversity on the site.

7.0 SUPPORTING DOCUMENTS

The following landscape documents and drawings have been prepared for submission in support of the redevelopment of Hayes Bridge Retail Park.

Drawings:

Drawing No.	Drawing Title	Rev
2246-21-01	Tree Constraints Plan	B
2246-21-02	Tree Protection Plan	E
2246-21-03	Landscape Concept Plan	I
2246-21-04	Landscape Concept Sections	F
2246-21-05	Urban Greening Factor	G

Documents:

Document No.	Document Title	Rev
2246-21-RP03	Soft Landscape Maintenance and Management Proposals	E