

LANDSCAPE DESIGN STATEMENT

OXW Hayes Sarl

HAYES BRIDGE RETAIL PARK



Barry Chinn Associated Limited

Harbury Road, Deppers Bridge
Southam, Warwickshire, CV47 2SZ

Ref:	2246-21-RP02	RP02A	RP02B	RP02C
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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. The southern edge of the site is screened by group G31. To the north are existing ornamental shrubs and a series of trees (most notably, Himalayan Birch trees T3&T4) which act as partial screening for the main artery road (Uxbridge Road) and residential areas.

Further information on these vegetation groups can be found in the Arboricultural Tree Survey reference 665-22 Rev 0, dated 22/02/2022.

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 landscape 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/GI assets in the wider environment;
- Minimise any potential landscape 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 a high quality and robust landscape framework including woodland and structure planting to maximise bio diversity gain and provide areas for habitat creation;
- To reflect and complement the architecture of the building;
- To establish a structural landscape utilising both landform and planting appropriate to the scale of the building and external spaces;
- To create a 'feel safe' environment for site users;

- To provide comprehensive easy to use pedestrian and vehicular circulation with changing but interlinked experiences;
- To take account of the future maintenance requirements by careful selection of plant species and their relationship, with emphasis on achieving good establishment whilst minimising maintenance costs;

4.0 PROPOSED LANDSCAPE

A robust and strong landscape structure forms an essential requirement of the overall approach and for the detail design of the landscape concept. The scale and nature of the built development proposed and the existing surroundings of the site are important factors in the landscape design approach.

Emphasis throughout the design development has been to prepare a scheme that respects the character of the adjoining local landscape, enhances the ecology of the site and provides a stimulating, coherent and well-structured landscape and resulting in a positive setting for the development. A significant proportion of the planting will be native, including the tree, thicket, hedgerow and wildflower/species rich grassland to extend and integrate the surrounding landscape character and species distribution into the site.

Where a higher level of amenity is required, ornamental species are proposed around the building envelope, along key access routes and within prominent locations adjacent to pedestrian paths.

The proposed landscape for the site has been designed primarily to provide screening of the main unit, to improve local biodiversity and ultimately for the vegetation to successfully establish.

- The area to the north of the site has been proposed to improve screening of the main unit from the adjacent housing while also offering ornamental value to pedestrians and workers in the proposed offices.
- The existing vegetation to the east/south east is to be cut back to facilitate the new build. Void spaces are to be filled with trees, thicket structural planting and ecologically rich grass seed (all adapted to low level flooding) to help improve the ecological value of Yeading Brook.
- Existing group G31 to the south of the site is to be protected and maintained to provide screening for the new unit. Existing trees T28 and T27 are to be removed to create an entry point. A native hedge along the south will provide a consistent screen across the boundary while the proposed Alder trees will eventually establish to heights over 8m to provide further screening.

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 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, grassland areas.
- To enhance the biodiversity of the site through careful management of the hedge, shrub and grassland areas;
- To ensure the tree planting establishes as quickly as possible to filter views of the development.
- To secure a long term future for the existing retained trees and hedgerows 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 proposed landscape complements the existing vegetation and surrounding built form. Structural planting screens the building to the south, while native plants to the east improves wildlife corridors and enhances the existing local biodiversity. Finally, to the north, ornamental plants and trees act as an attractive semi permeable screen. The planting typologies have been chosen to establish successfully with respect to soil conditions requiring minimal maintenance.

7.0 SUPPORTING DOCUMENTS

The following BCA documents and drawings are submitted in support of the landscape proposals for Hayes Bridge Retail Park

Drawings:

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

Documents:

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