

Landscaping Scheme

279 Long Lane, Hillingdon, Uxbridge UB10 9JS

By Anva

Site Address: 279 Long Lane, Hillingdon, Uxbridge, UB10 9JS

Proposal: Erection of a detached two-storey 4-bedroom single dwellinghouse with associated access, parking, cycle storage, refuse storage and landscaping at rear garden land with access onto Hartshill Close, Hillingdon.

1. LANDSCAPING DESIGN PRINCIPLES

The landscaping strategy has been developed to respond positively to:

- The verdant suburban character of Hartshill Close;
- The Council's pre-application comments;
- Existing residential garden character;
- The need to soften the visual impact of built form and hardstanding;
- Biodiversity enhancement objectives.

The proposed landscaping has been designed in accordance with:

- Policy G5 of the London Plan (2021);
- Policy DMHB 14 of the Hillingdon Local Plan Part Two (2020);
- Relevant biodiversity and urban greening objectives.

The scheme seeks to maintain and reinforce the established landscaped character of the area while providing functional and attractive private amenity space for future occupants.

2. FRONTAGE LANDSCAPING

The frontage facing Hartshill Close has been designed to avoid a car-dominated appearance and to create a softer and greener relationship with the streetscene.

The frontage landscaping includes:

- Soft planting beds adjacent to the parking area;
- Low-level shrub planting;
- Ornamental planting;
- Permeable paving treatment;
- Boundary planting to soften the appearance of hardstanding;
- Retention of open visual character consistent with surrounding properties.

The proposed landscaping helps integrate the development into the surrounding streetscene and responds directly to concerns raised within the pre-application advice regarding excessive visual dominance of parking areas.

3. PRIVATE REAR GARDEN

A private rear garden area is provided for the proposed dwelling and has been designed to create a usable and secure family amenity space.

The rear garden includes:

- Lawn area;
- Soft landscaping;
- Boundary planting;
- Private seating and recreation space.

The rear garden is enclosed through proposed timber boundary fencing to provide:

- Privacy;
- Security;
- Clear delineation between public and private space.

The landscaping arrangement ensures that the private amenity space is screened appropriately from the public realm.

4. BOUNDARY TREATMENTS

Boundary treatments have been carefully considered to maintain residential character and protect residential amenity.

The proposal includes:

- Timber fencing to side and rear boundaries;
- Soft planting along boundaries where appropriate;
- Retention and reinforcement of landscaped edges.

Boundary treatments have been selected to provide:

- Visual screening;
- Residential privacy;
- Enhanced landscape character;
- Biodiversity opportunities.

5. TREES AND ARBORICULTURAL CONSIDERATIONS

The proposal has been designed having regard to existing trees within and adjacent to the site, including trees protected within the Tree Preservation Area.

Supporting arboricultural documentation will accompany the application, including:

- Tree Survey;
- Arboricultural Impact Assessment;
- Arboricultural Method Statement;
- Tree Protection Plan.

The development has been designed to minimise impacts upon retained trees and their Root Protection Areas where possible.

Protective measures during construction will be implemented in accordance with BS5837:2012.

6. BIODIVERSITY AND ECOLOGICAL ENHANCEMENT

The landscaping scheme incorporates biodiversity enhancement measures to contribute toward Biodiversity Net Gain objectives.

Measures include:

- Native and ornamental planting;
- Shrub planting;
- Retention of soft landscaped areas;
- Opportunities for habitat enhancement;
- Permeable landscaping treatments.

Further biodiversity enhancement details and BNG calculations will be submitted separately as part of the planning application package.

7. CYCLE AND REFUSE SCREENING

The proposed cycle storage and refuse storage areas are integrated sensitively within the landscaping strategy.

These areas are positioned to ensure:

- Convenient access;
- Minimal visual impact;
- Appropriate screening from public views.

Soft landscaping and boundary treatment are used to reduce visibility from Hartshill Close and maintain an attractive streetscene appearance.

8. CONCLUSION

The proposed landscaping scheme has been designed to reinforce the established verdant residential character of the surrounding area while supporting residential amenity, biodiversity and visual integration.

The landscaping strategy responds directly to the Council's pre-application comments and ensures that the proposed development provides an attractive and policy-compliant addition to the streetscene.

ANVA

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