

# BRIDGE POINT

Uxbridge

## LANDSCAPE DESIGN STATEMENT

BRIDGE INDUSTRIAL

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**BARRY CHINN ASSOCIATES LTD.**

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## **1.0 Generally**

The soft landscape strategy for the proposed development is shown on Barry Chinn Associates drawing no.2212/21-02 'Landscape Concept Plan' and 2212/21-04 'Landscape Concept Sections'.

## **2.0 Landscape Design Objectives**

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

- a) Respect existing local landscape character and utilise this to inform the layout and design of the landscape proposals;
- b) Maintain and enhance wildlife corridors around the development site linking to establish corridors/GI assets in the wider environment;
- c) 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;
- d) to enhance the amenity value of the site and provide an attractive and welcoming environment sympathetic with the existing landscape character of the area;
- e) Create a high quality and robust new landscape framework including woodland and structure planting to maximise bio diversity gain and provide areas for habitat creation;
- f) to reflect and complement the Architecture of the building;
- g) to establish a structural landscape utilising both landform and planting appropriate to the scale of the building and external spaces;
- h) to create a 'feel safe' environment for site users;
- i) to provide comprehensive easy to use pedestrian and vehicular circulation with changing but interlinked experiences;
- j) 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;

### **3.0 Landscape Design Proposals**

The scale and nature of the built development proposal and of those already existing within the immediate context of the site are important factors in the landscape design approach to be adopted. A robust and strong landscape structure forms an essential requirement of the overall approach and for the detail design of the landscape concept.

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 therefore a positive setting for the development. A significant proportion of the planting will be native, including tree, thicket, and 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 included around the building envelope and within prominent locations throughout the car park and adjacent to footpaths.

The project site is situated adjacent to the River Colne & is heavily surrounded on the northern, eastern and western boundaries by mature existing woodland trees and hedgerows which form part of the wider landscape and riparian corridor vegetation. The height of existing vegetation varies from 10-26 metres in height and acts as a 'pre made' well established screen for the development. The utmost effort has been made to retain as much of this vegetation as possible and to bolster the native species diversity within the proposed on site planting.

Beneath existing tree canopies, native thicket areas and hedgerows underseeded with shade tolerant species rich grass have been proposed to firm up the boundaries. While also providing a clean edge to the development which can be easily maintained to achieve the desired finish.

To the rear of the unit, footways are edged with a 2m wildflower verge comprising of a selection of native species chosen to appeal to pollinators and invertebrates in an effort to promote biodiversity while providing local fauna with food supply.

Provision has been made to accommodate a staff amenity area towards the south-western corner of the building, the area will consist of a mown grass lawn with picnic benches dotted throughout. The lawn area will be screened from the car park by a

formal native hedge and will be framed using blocks of ornamental groundcover and specimen shrubs to add colour, scent and visual interest to the amenity area.

Within car parking and areas of pedestrian access the approach will be kept reasonably open to provide a 'feel safe' environment. This will assist in security monitoring the areas. The emphasis for these areas is to create a clean and presentable visual aesthetic; this will be achieved predominantly through the use of ornamental groundcover species. Species will be carefully selected to appeal to pollinators and invertebrates in an effort to promote biodiversity, and to supply local fauna with food supply while maintaining a strong and presentable visual aesthetic.

Outside of the office frontage, pockets of ornamental shrub planting with a row formal street trees set within form the division between service yard, the office frontage and car parking areas. Creating a clear & tidy frontage. Specimen shrubs are proposed in prominent locations to add interest and variety of colour, height structure and form.

The proposal will 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. Overall the landscape strategy for the site will integrate the development into its surrounding context, and will provide an attractive and functional working environment.

#### **4.0 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, dying 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.

## **5.0 Conclusion**

Ultimately the landscape strategy aims to create a development that sits comfortably within its surroundings and is in keeping with the character of the area. This will help to create a positive relationship between the development and its surrounding environment. It is envisaged that over time the shrub and tree planting proposed for the development will mature to provide an attractive landscape setting, which assimilates the new development into the immediate surroundings. The landscape created will be managed in accordance with sound ecological principles to improve the overall bio-diversity of the site.

## **6.0 Tree Protection**

Where existing trees and hedges are to be retained they will be protected in accordance with BS 5837:2012 – Trees in relation to design, demolition and construction – Recommendations. The protective fence will be fixed prior to commencement of the works and retained throughout the construction phase of the development.

## **7.0 Supporting Documentation**

The following documentation is submitted in support of the landscape proposals for the development:

Barry Chinn Associates Drawings and Documents:

2203/21-01	'Landscape Concept Plan'
2203/21-02	'Landscape Concept Sections'