

V I V E A S H
C L O S E

PLANNING SUBMISSION
MARCH 2017



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1 Introduction & Background

1.0 Introduction

This Landscape Statement has been prepared by Farrer Huxley Associates to accompany the application for planning permission submitted on behalf of General Food Trading Co Ltd (hereafter referred to as the 'Applicant') for the proposed Viveash Close development (hereafter referred to as the 'Proposed Development').

Detailed planning permission is sought for the mixed use redevelopment of plot 3 Viveash Close, an old food distribution warehouse site (hereafter referred to as the 'Application Site'). The Application Site is 2,400m² located within an area marked for redevelopment as within the London Borough of Hillingdon's Document 'Local Plan: Part 2 Site Allocations and Designations (Revised Proposed Submission Version', (October 2015)

The landscape statement supports the Master Plan and the Design Development statement for 3 Viveash Close by Fraser Brown Mackenna Architects. Further detailed information of the development including site history, description and location can be found within FBM Architects Documents.

The landscape masterplan for the Proposed Development is located adjacent to Hayes and Harlington train Station and the approved Crossrail station, both of which will become part of an important London City commute route. Therefore the Landscape masterplan is focused on the existing vehicle and pedestrian movement on site and creating good links to these stations.

The importance of planting trees to the northern boundary of the site is recognised as an important contributor of noise mitigation for the proposed development and the wider Master Plan. This planting also contributes towards a green corridor proposed in the wider masterplan and outlined in the London Borough of Hillingdon's 'Local plan: Part 2 Site Allocations and Designations'.

A clear hierarchy of spaces has been developed across the proposed development. Public realm on the ground level adjacent to commercial and to encourage pedestrian links to the wider landscape, including adjacent stations.

Semi private courtyard and playspace on roof provides communal amenity space for the new residents. The courtyard will be softer and greener than the ground level, with the creation of 'rooms' by use of planting, seating and pergolas creating more intimate and private spaces. Dedicated play areas are provided to residents on the roof terraces of both towers.

The landscape design has been developed in close coordination with the architecture of the Proposed Development and the surrounding development schemes as outlined in the Local Plan.

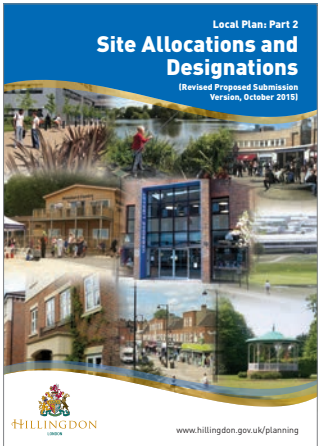
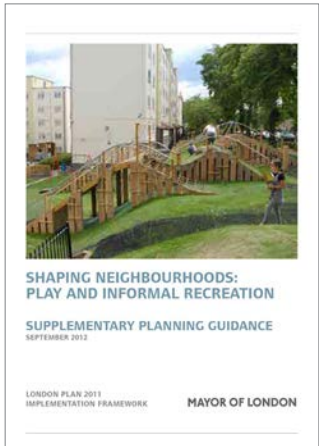
1.1 Planning Policy

A number of documents have been consulted during the development of the landscape proposals and the production of this report. These are:

- The Mayor's manifesto 'London's Great Outdoors' (November 2009) which details the Mayor's vision and objectives. It is supported by two practical programmes: 'Better Streets' and 'Better Green and Water Spaces' that outline how exactly this vision will be delivered so that Londoners have a much nicer, brighter and enjoyable city to live, work and play in
- 'The London Plan' (July 2011), with consolidated alterations in March 2016 is intended to be the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years
- 'Shaping Neighbourhoods: Play and Recreation' Supplementary Planning Guidance (September 2012)
- Local Plan : Part 2, Site Allocations and Designations, (Revised Proposed Submission Version, October 2015)

The proposals also consider the LBH 's guidelines for waste, play and sustainable drainage. This documentation consolidates the requirements and advice of all relevant professionals. It incorporates a diverse range of user views and provides a consistent set of standards as a reference point for developers, their clients, regulators and end users.

Planning Documents



2 Landscape Concept

2.0 Landscape Response

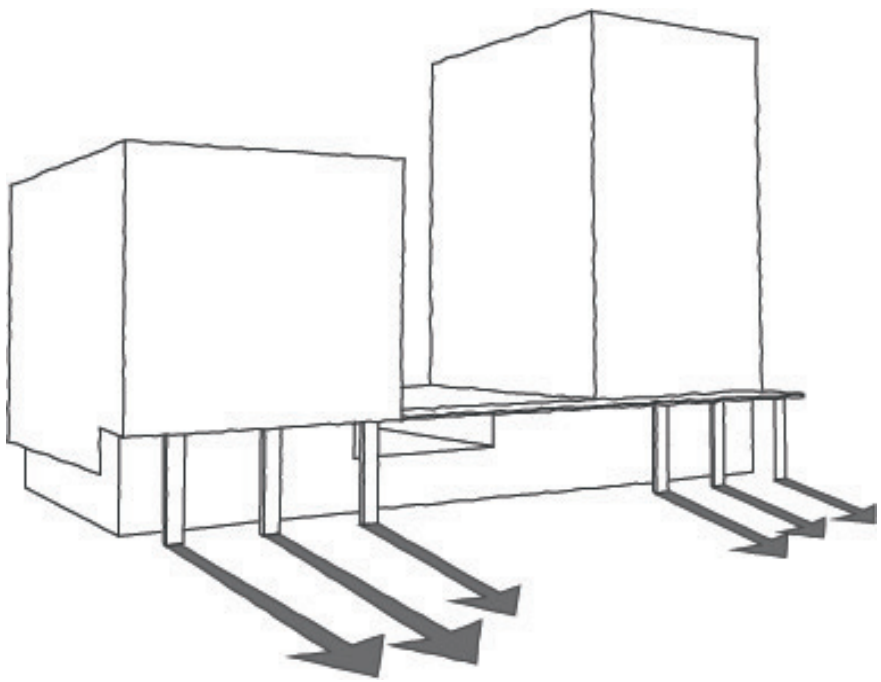
The landscape approach has been determined by a response to the form and architecture of the building.

- The landscape is to become an extension of the building
- The geometric shapes of the façades and the hit and miss of feature panels to create a layered geometric plane on the landscape to define smaller usable spaces
- Softening the mass of the building by creating a strong green layer to the podium (level 1 & 2)
- To provide inviting intimate spaces with privacy for residents to use
- Provide a green buffer to screen (visual and noise) to the northern boundary, adjacent to the railway
- Consideration to pedestrian circulation, particularly in the public realm with access to commercial, allowing connections through the site to existing railway stations
- Wayfinding to encourage and inform of pedestrian and vehicular circulation on and through the site

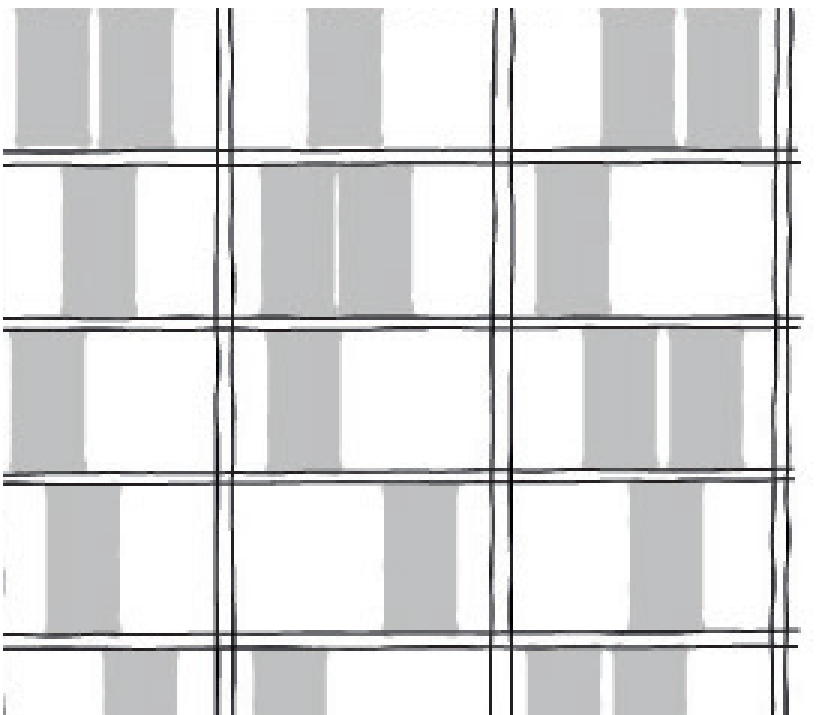
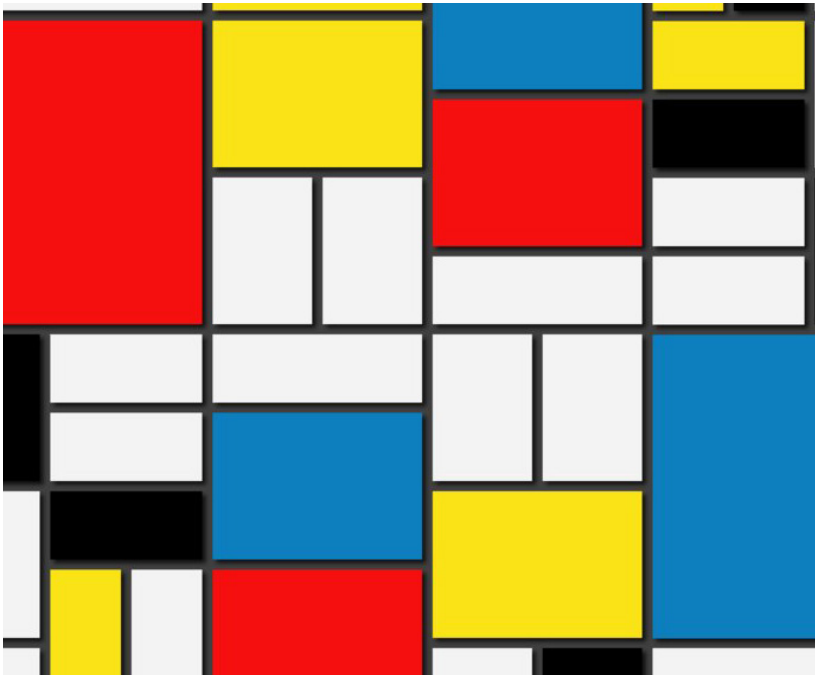
Building/Architecture



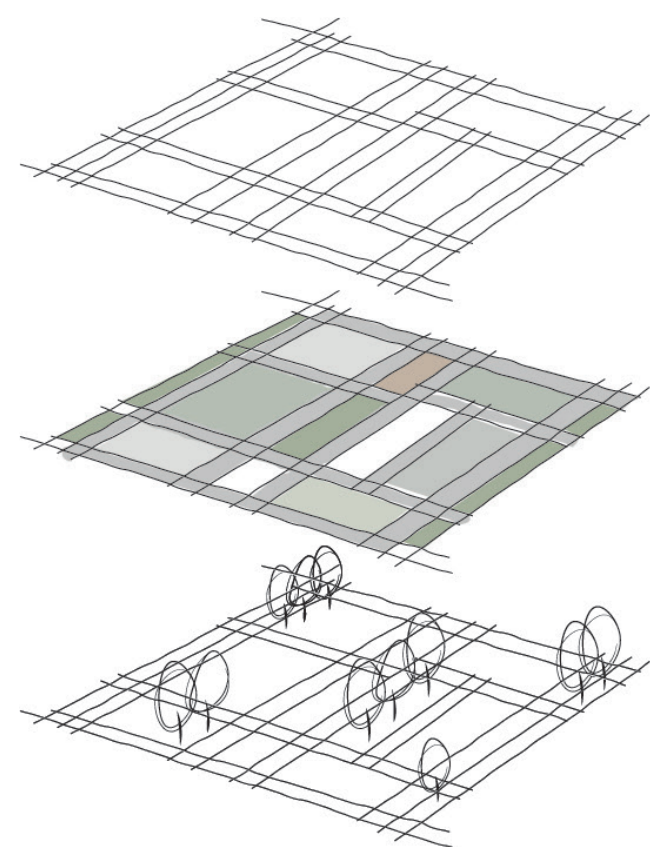
Translating to landscape



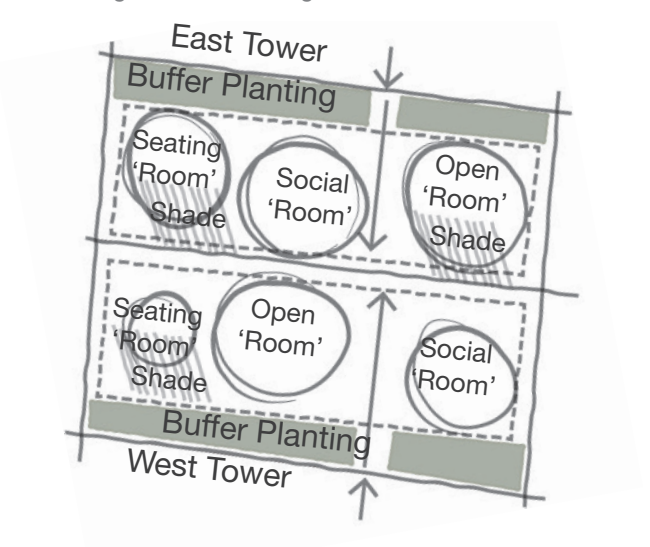
Art/Form



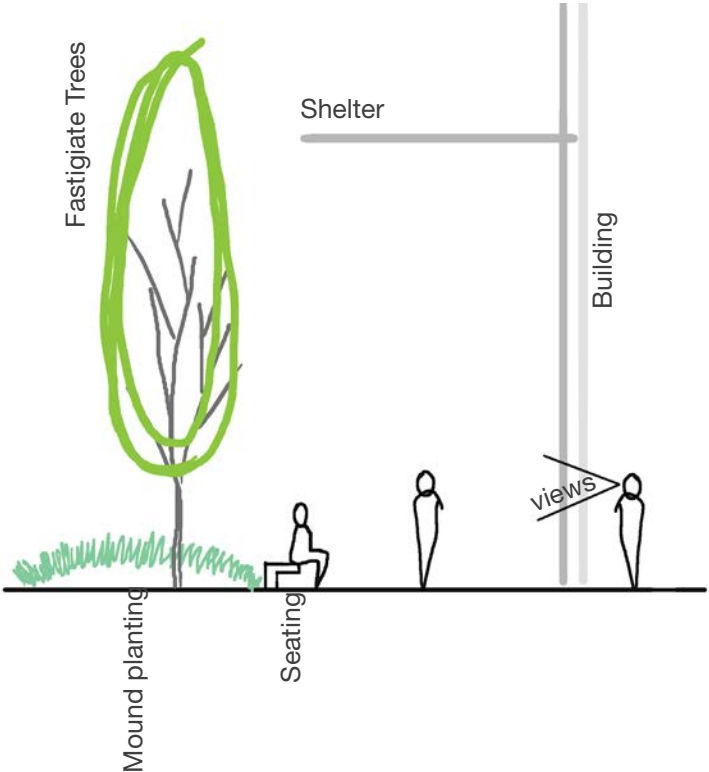
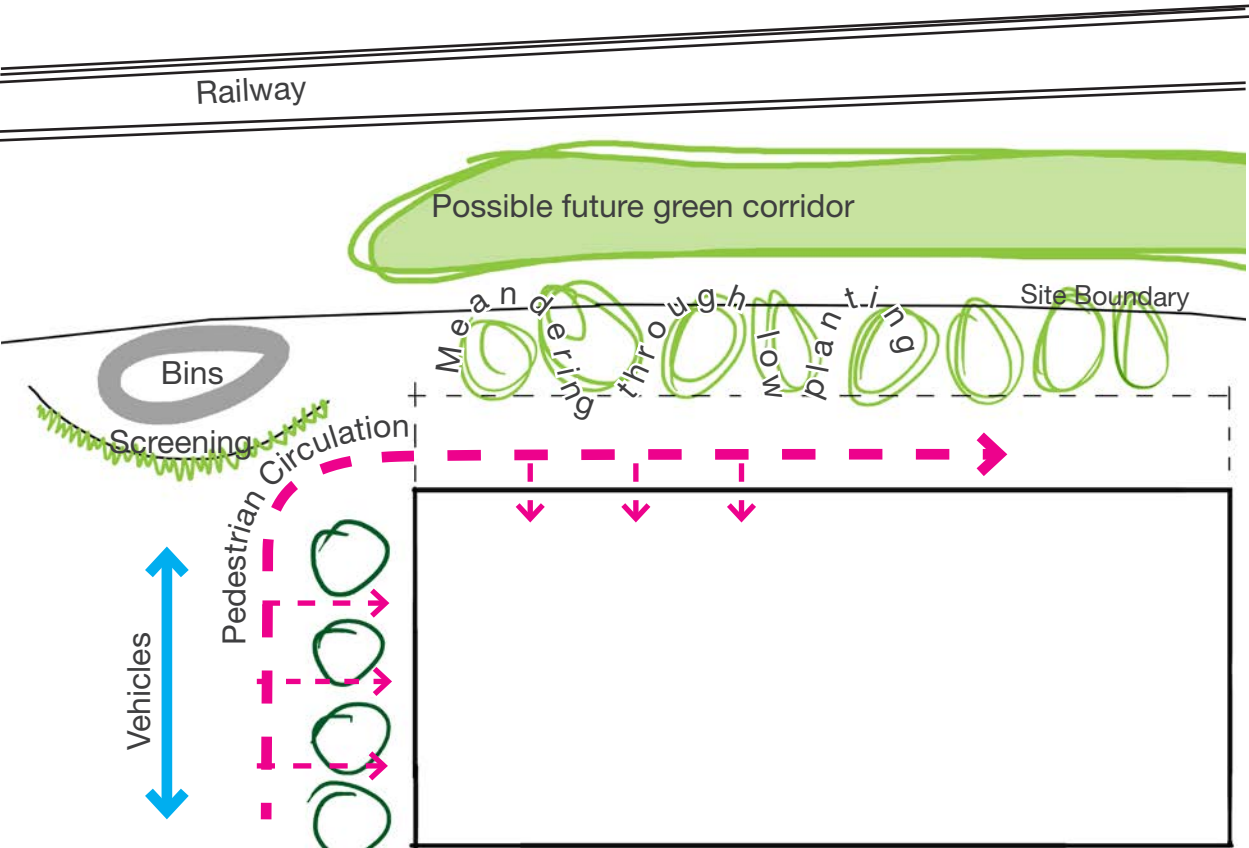
Translating to Landscape



Spatial Arrangement, Creating Rooms

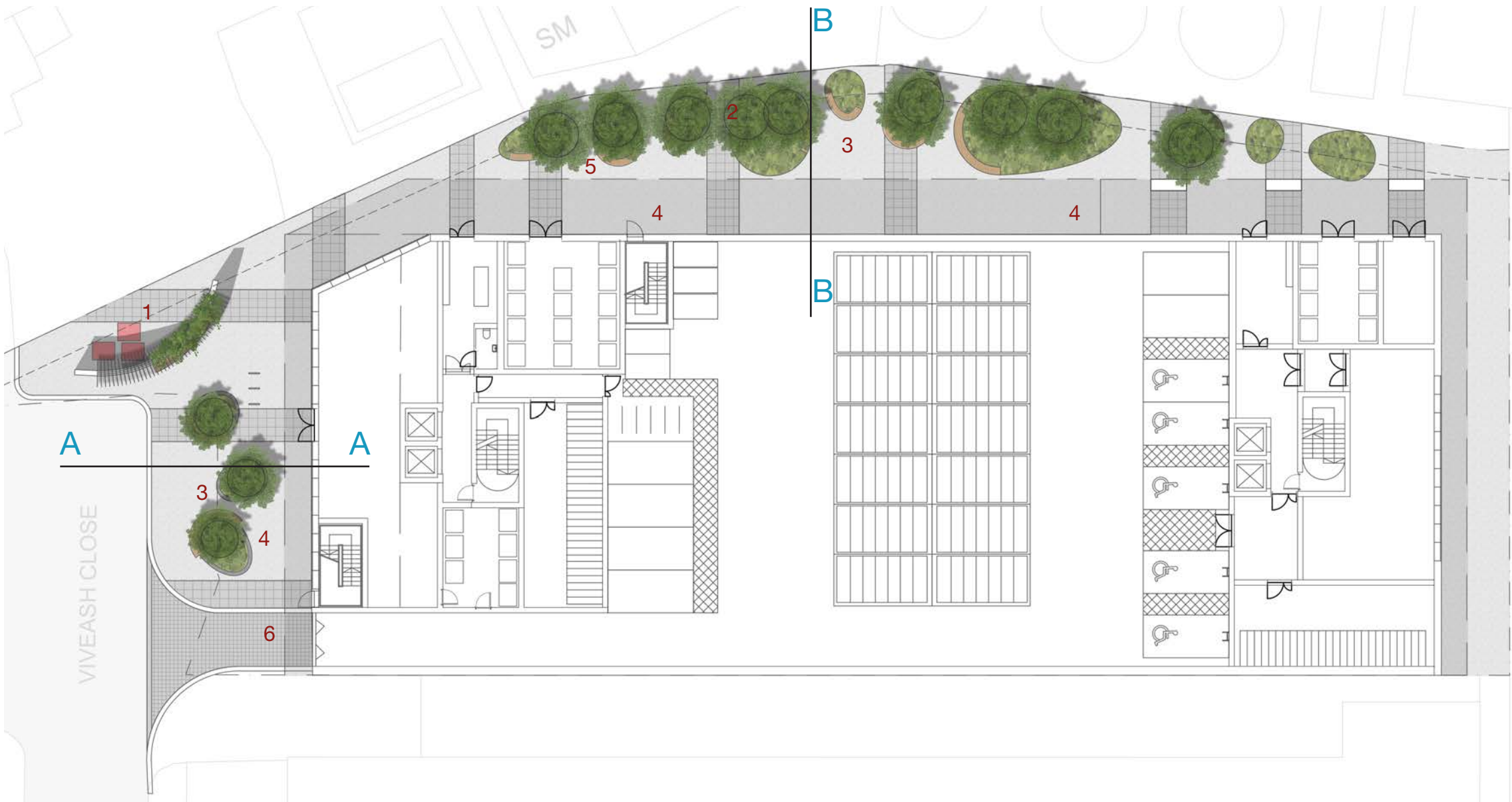
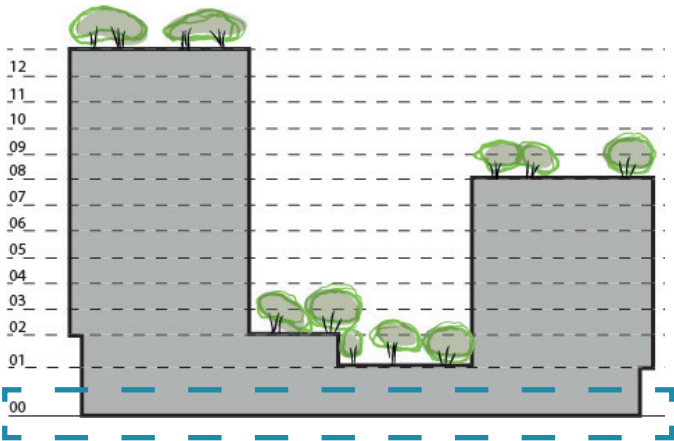


Concept Diagram

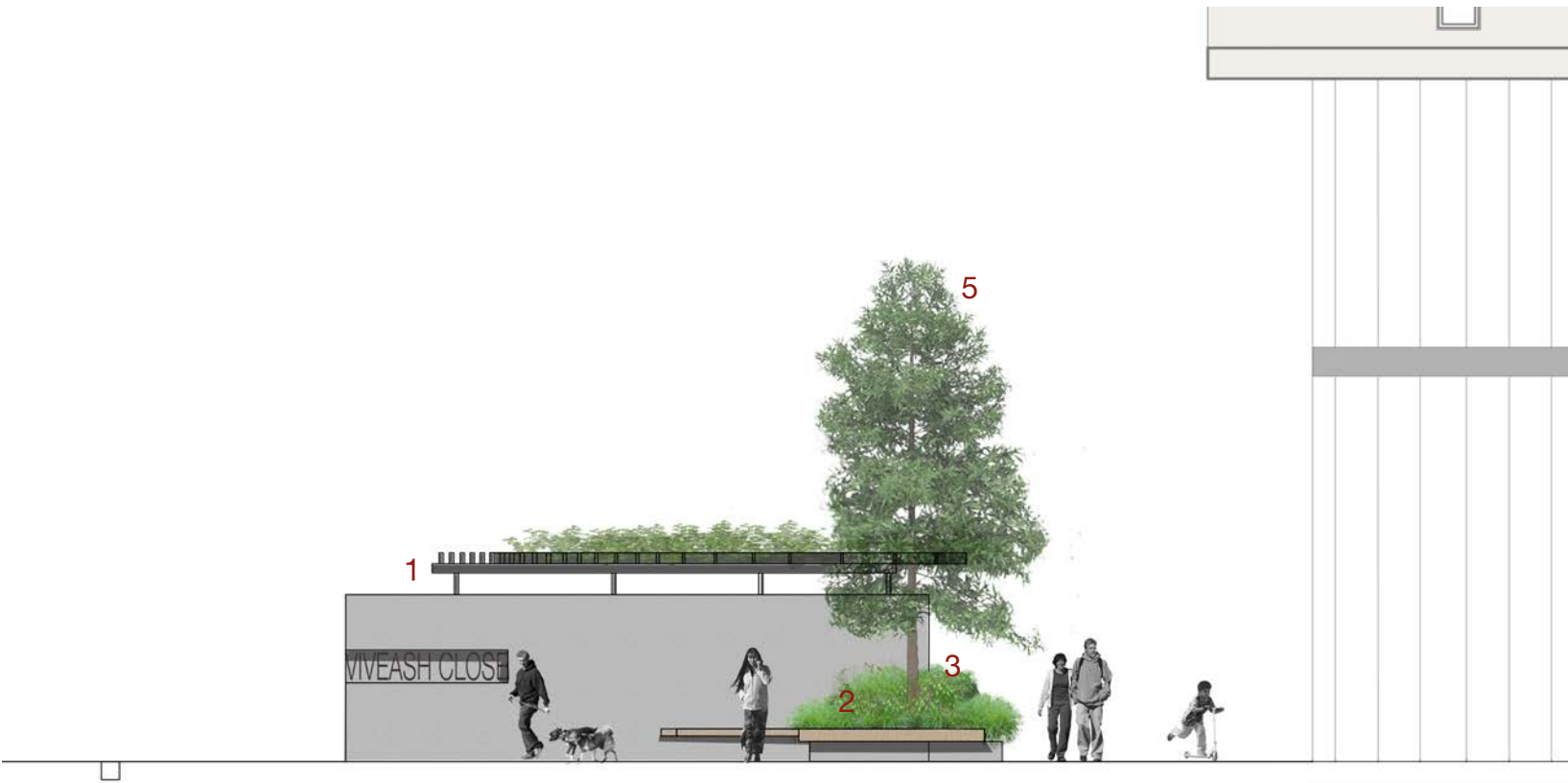


2.1 Street Level Landscape Concept

- 1. Signage
Solid wall with signage, pergola, seating and climbers. Provides screening to temporary bin storage area.
- 2. Planting
Mounding planted up to provide screening to northern boundary. Plant species to be confirmed, more detail provided in planting strategy page 16
- 3. Seating
Curved timber seating adjacent to mounded planting.
- 4. Paving
Geometric paving to reflect the design of the building and tie in with the design on the podium. More detail provided in hard landscape strategy page 14
- 5. Fastigiata Trees
To provide screening to northern boundary. More detail provided in planting strategy page 16
- 6. Threshold paving
Vehicle calming and to indicate entry into the proposed development. More detail provided in hard landscape strategy page 14



Cross Section AA



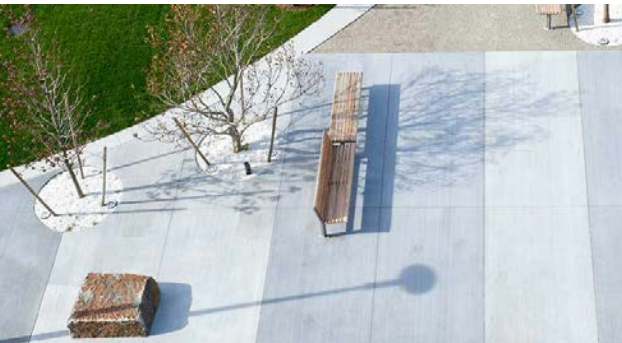
Cross Section BB



Mounded planting islands



Organic planting beds breaking up a hard landscape



Linear paving with intersecting organic lines



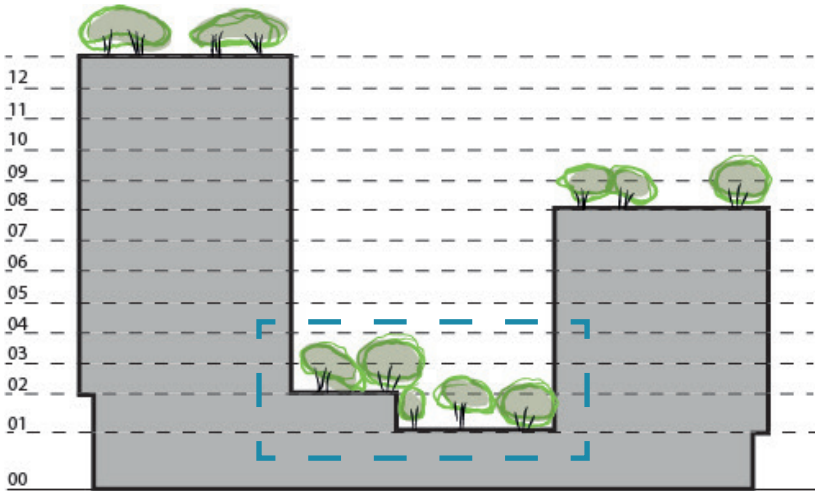
Organic shapes in strong linear paving



Curved timber seating to concrete upstand

2.2 Podium Landscape Design

1. Lawn - open space
2. Seating Rooms
Intimate space provided by raised planters, planting, trees and timber seating to provide usable/private space for residents.
3. Pergola
Steel pergola to provide shelter and privacy from overlooking residents. Over timber decking seating areas.
4. Raised Planters
Raised steel planters to frame spaces and walkways. Planted with multi stemmed trees and groundcovers.
5. Buffer/defensible planting
Dense shrubs and small trees to provide a buffer between commercial/residential and public use of the podium.
6. Entry Pergola
Steel pergola to provide shelter and mark entry into residential towers.
7. Linear path/corridors
To provide pedestrian connections on the podium



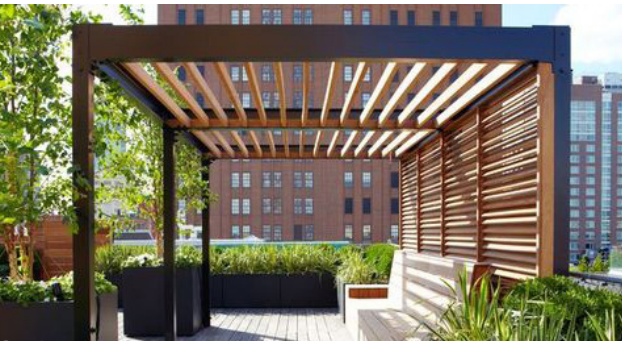
Cross Section AA



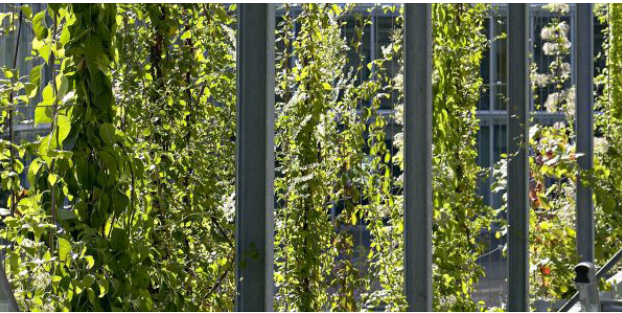
Geometric paving and planting to create seating areas



Timber seating



Steel pergola to provide shelter and create small spaces



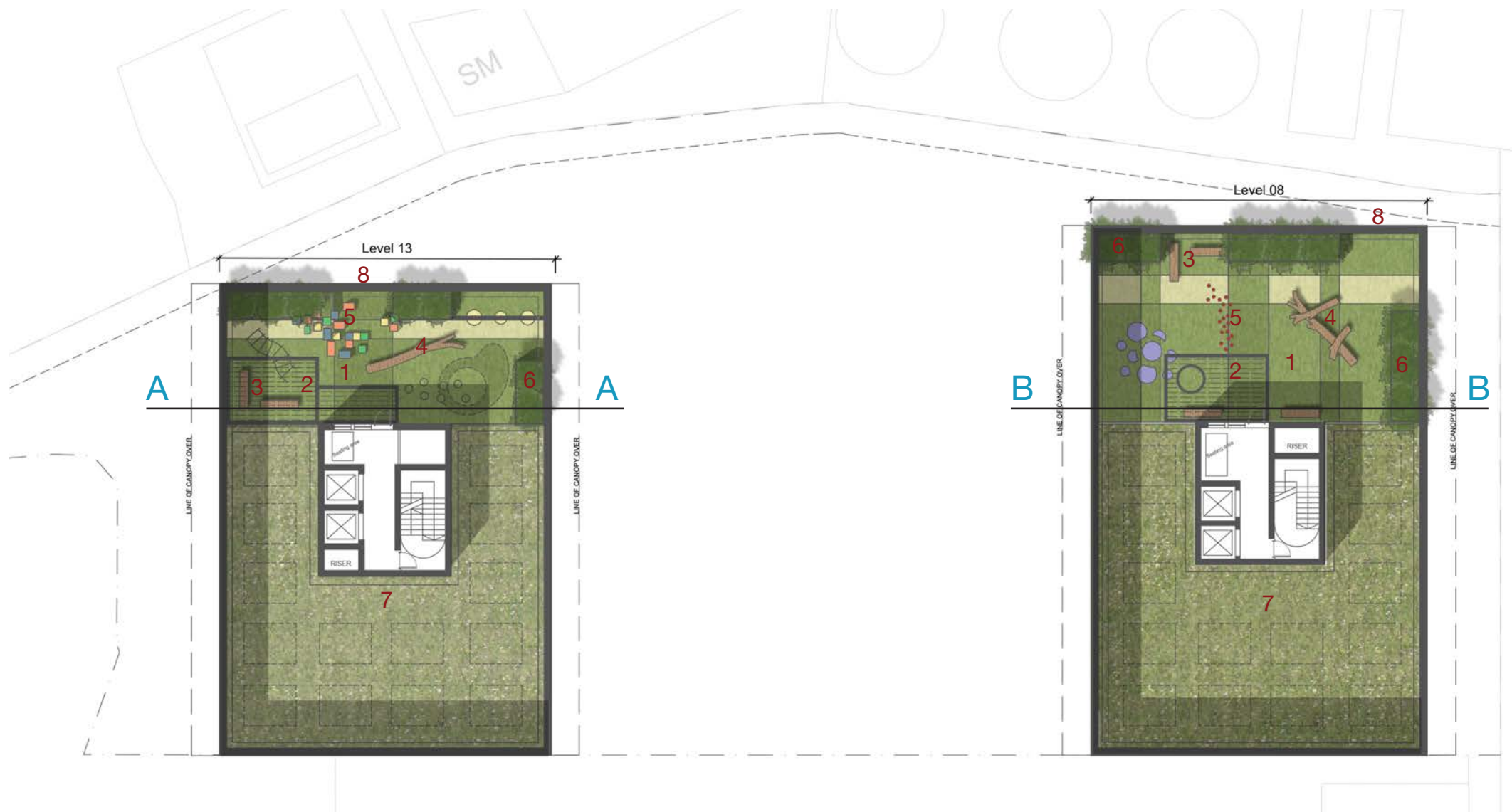
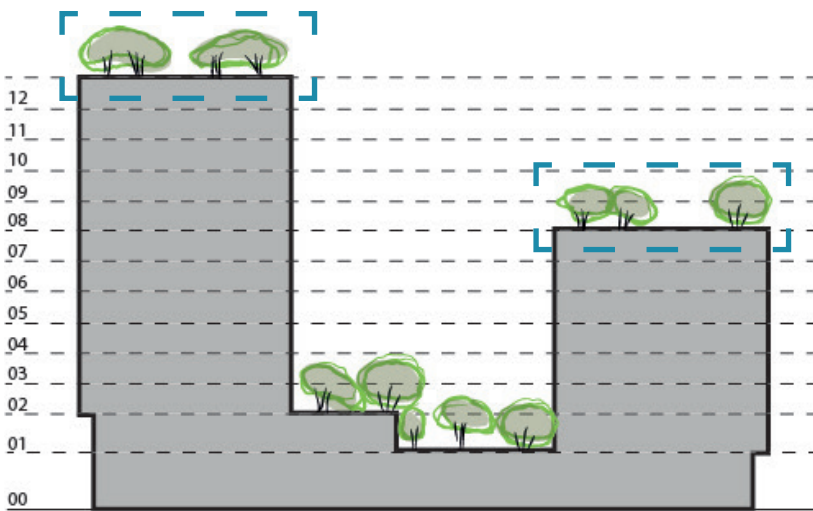
Climbers on wires to create green curtains and provide further defensible planting against commercial units overlooking podium.



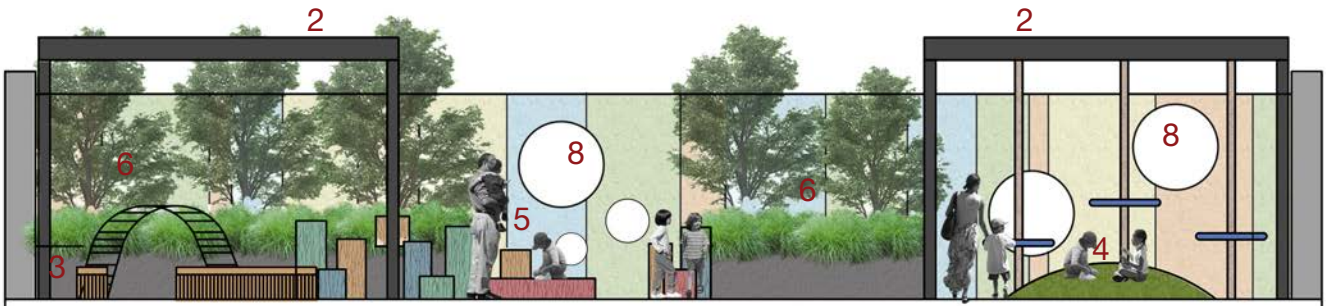
Views through pergola to provide light and frame views/sky when sitting beneath pergola.

2.3 Rooftop Landscape Design

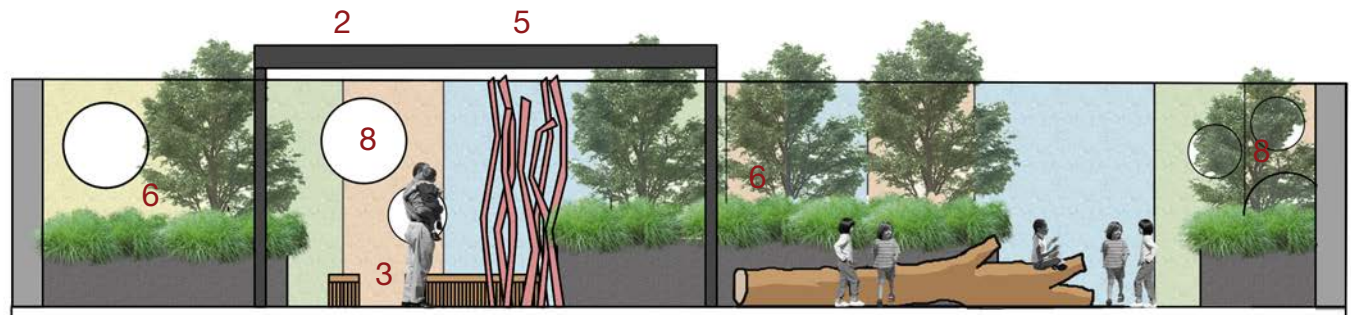
1. Astro Turf/Soft Fall
Providing plenty of open space for children to use creatively.
2. Pergola
To provide shade and shelter to residents using the playable spaces.
3. Timber Seating
To be used by parents or children for climbing on.
4. Natural Play
Natural landscape features as playable landscapes, such as climbing log or mounding. More detail provided in play strategy page 19.
5. Sculptural Play
Sculptural landscape features as playable landscape features. More detail provided in play strategy page 19.
6. Raised planters
Planting and multi stemmed trees in raised steel planters to soften space and provide shelter.
7. Brown Roof/ Wildflowers
Roof to be planted in wildflowers. Refer to Architects plans for details.
8. Art Elements attached to boundary wall.



Cross Section AA



Cross Section BB



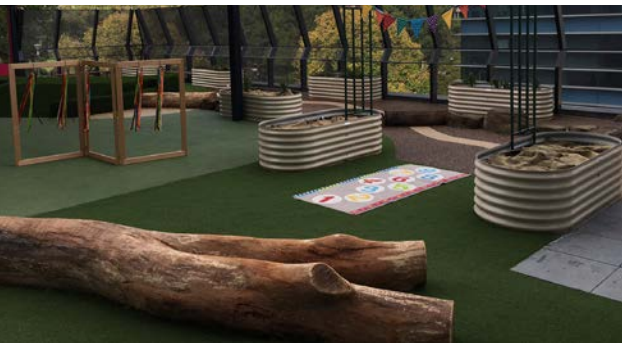
Mounding for climbing



Structural play elements



Mounding with tunnels



Natural play elements



Mounding with climbing elements and tunnels

3

Landscape Strategy

3.0

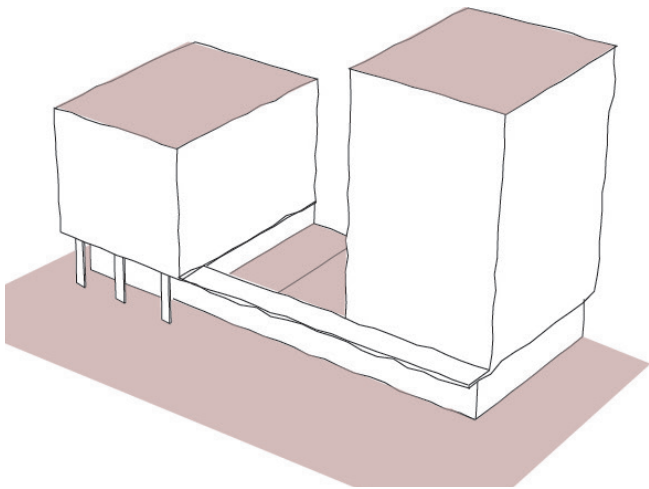
Hard Landscape

Overall Strategy

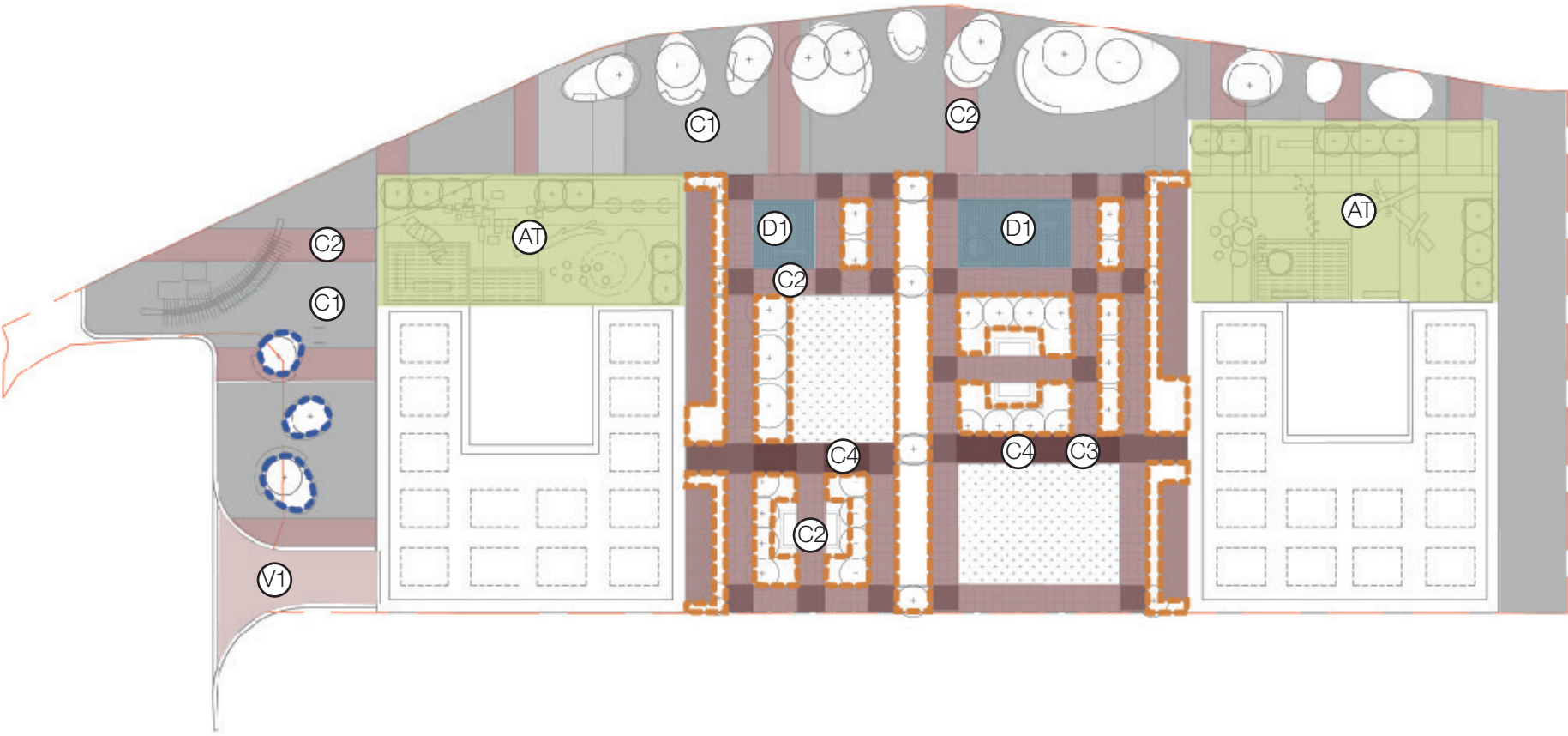
A clean and simple palette of hard materials is proposed to complement and tie in with the materials of the building. The paving slabs will be a square regular size, laid in a vertical linear pattern. This is used to break up the areas of paving and further strengthen the geometric shapes in the design.

Paving bands are proposed to highlight entry points and relate directly with the design of the building. The paving bands at the vehicle entry provide threshold and vehicle calming. Variations in colour or pattern will define spaces - with paving bands linking the site together.

Hard Landscape



Plan



- C1 - Concrete. Colour and finish to be confirmed in details design stage.
- C2 - Concrete square paving, light grey
- C3 - Concrete square paving, Medium grey
- C4 - Concrete square paving, dark grey
- V1 - Concrete paving to carriageway to mark threshold
- D1 - Timber composite decking
- AT - Astroturf/soft fall of various colours
- Steel Raised Planters
- Concrete raised planters

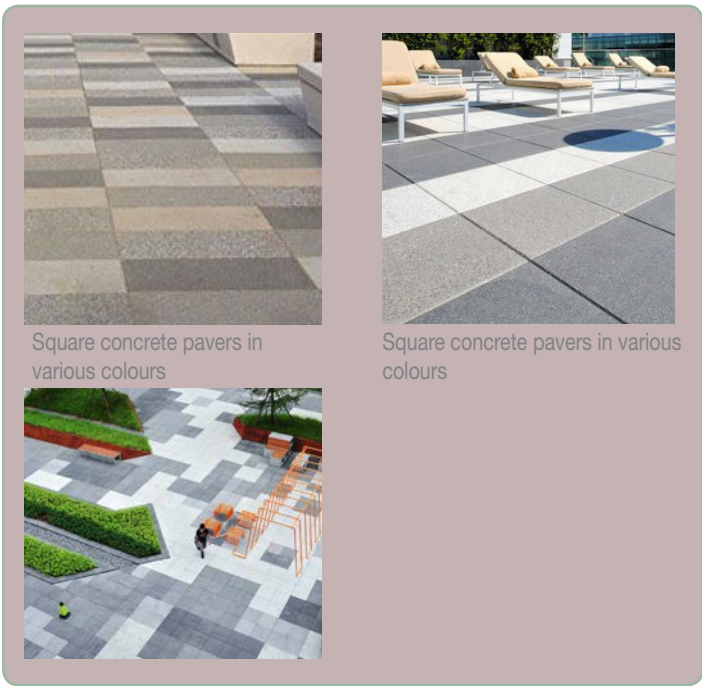
Hard Landscape Materials

C1
Concrete paving 1.

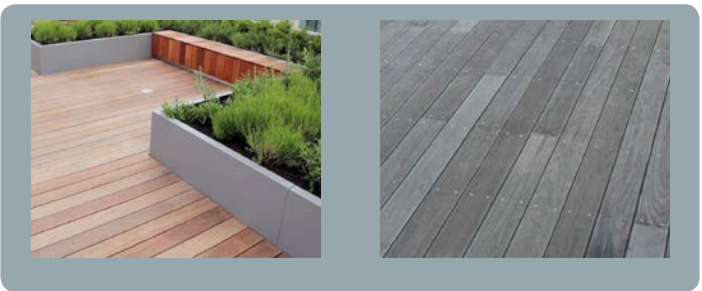


C2 - C4
Concrete paving colours

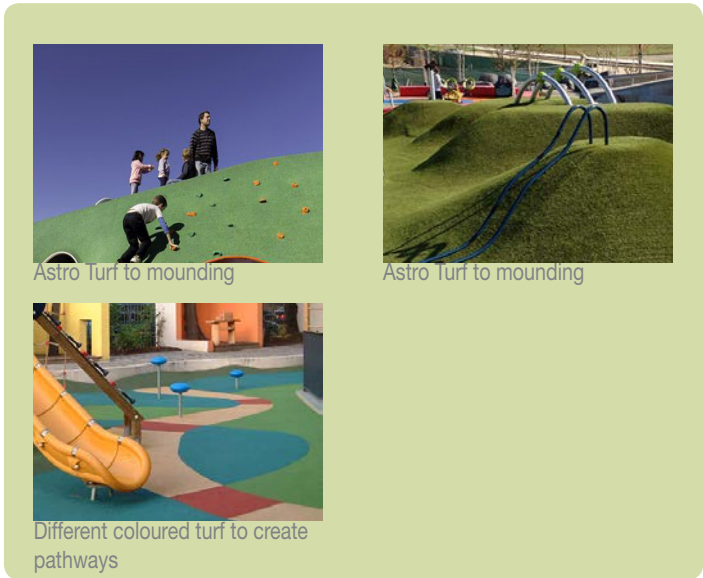
C2 - Light Grey
C3 - Medium Grey
C4 - Dark Grey



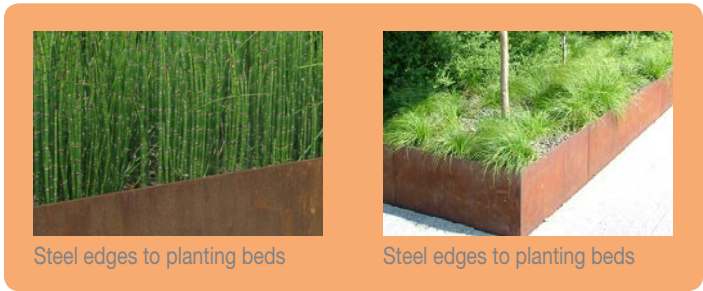
D1
Timber composite decking flush with surrounding paving.
• provides change in surface
• marks social seating areas



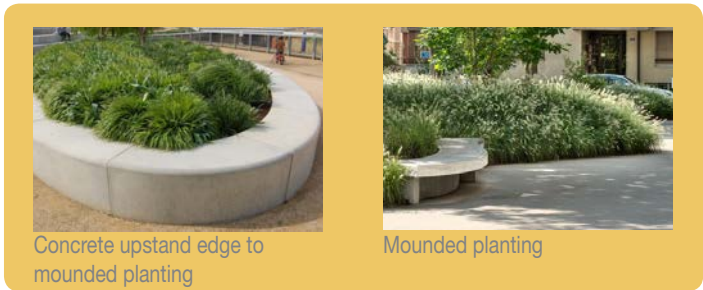
AT
Astro Turf/Soft fall
• change in surfacing to create interest and pathways
• creates open spaces within the playable landscape
• used to create mounding



Raised steel garden beds
• used to frame and create spaces on the podium and in the playable landscapes
• finish to be powder coated, colour to be confirmed



Raised concrete garden beds
• insitu concrete
• finish and colour to be confirmed, to tie in with building exterior



Hard Landscape Features

Bike stands



Timber seating - curved and geometric shapes



Pergola - steel, with powder coated finish.



3.1 Soft Landscape

Planting Strategy

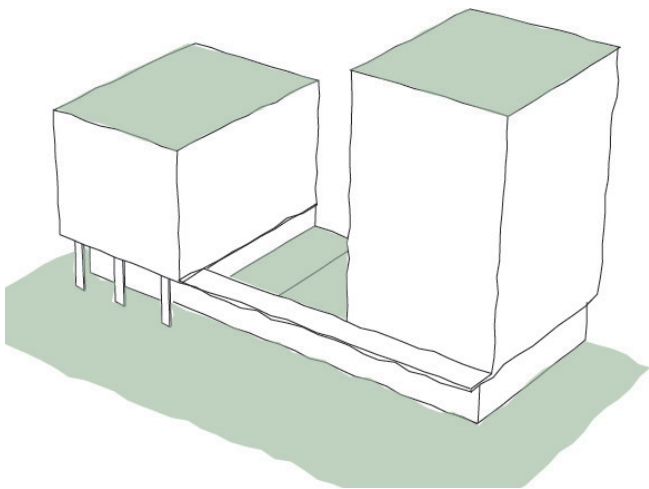
A very simple palette of plant species is proposed to complement the simplicity of design and the scale of the proposed development.

The planting located to the northern boundary is mounded with large trees to provide screening from the current railway, but will contribute to the possible future ecological corridor proposed in the master plan.

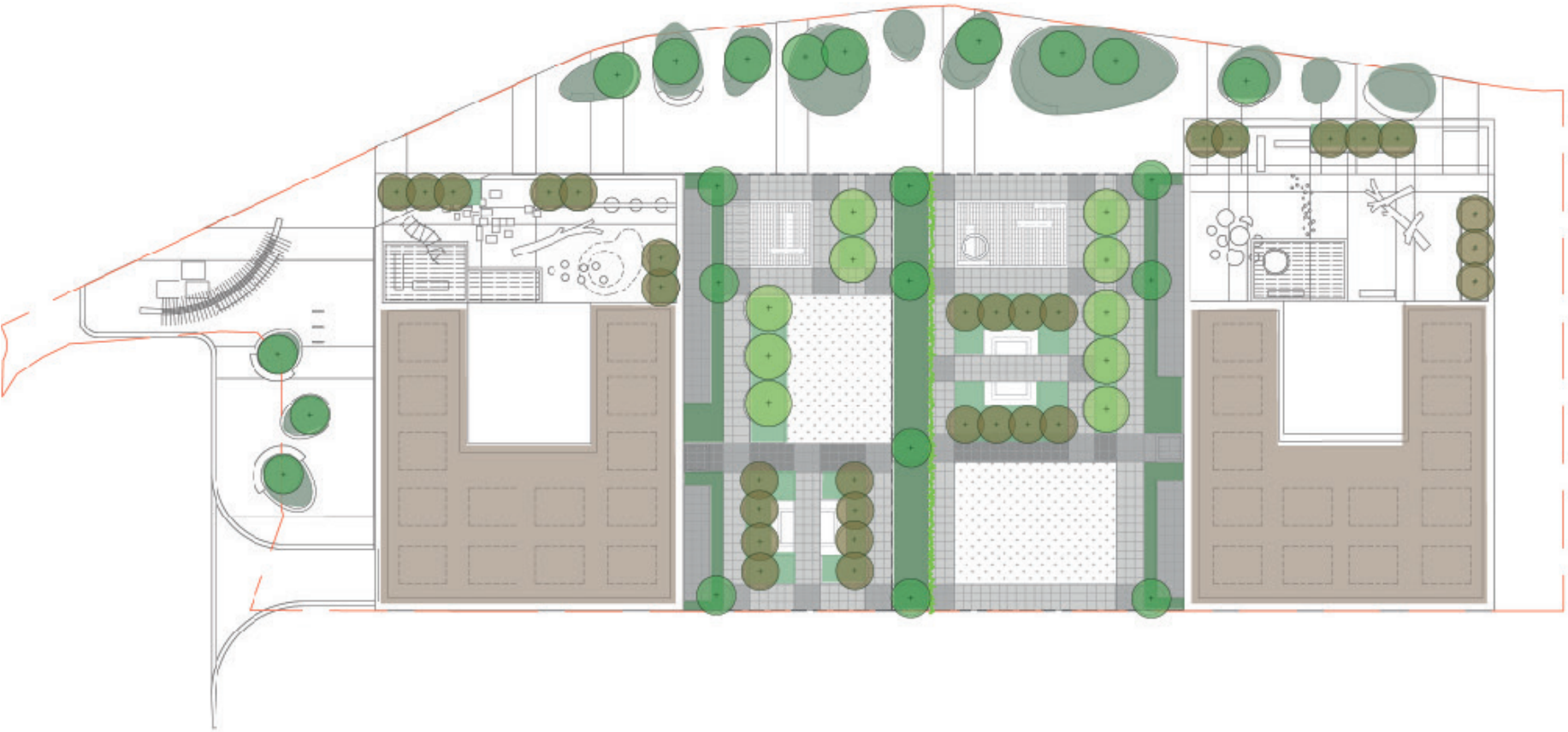
Planting to podium and roof spaces is planted within raised planters. This planting is to provide a defensible buffer between residential/commercial units and amenity space as well as providing shelter and privacy to residents using these spaces. Plants selected are a mixture of evergreen, flowering and deciduous to provide year round interest.

Wildflowers planted to the brown roofs located on tower A provide seasonal colour and provide ecological habitat.

Soft Landscape



Street Level



- BP1 - Buffer Planting
- RP1 - Raised bed planting
- MP1 - Mound Planting
- WFM - Wildflowers
- CP1 - Climbers
- T1 - Liriodendron Tulipifera 'Fastigiata'
- T2 - Betula pendula
- T3 - Amelanchier lamarckii

Planting List

Buffer Planting - Mix BP1

- Anemone honorine jobert
- Iris pallida
- Libertia grandiflora
- Skimmia japonica 'Rubella'
- Hydrangea macrophylla 'Lanarth White'
- Heuchera micrantha 'Purple Palace'
- Astantia major



Raised Planters - Mix RP1

- Anemone honorine jobert
- Carex flagilifera 'Phoenix Green'
- Iris pallida
- Libertia grandiflora
- Astantia major subsp. involucrata 'Shaggy'
- Heuchera alba 'Bridget Bloom'
- Heuchera micrantha Palace Purple'



Mound Planting - Mix MP1

- Carex flagilifera 'Phoenix Green'
- Rosa double de Coubert
- Viburnum tinus
- Stipa tenuissima
- Hydrangea macrophylla 'Lanarth White'
- Helleborus x hybridus



Climbers - Mix CP1

- Trachelospermum jasminoides
- Hedera Helix



Planting List: Trees

-  Liriodendron tulipifera 'Fastigiata'
-  Betula pendula 'Youngii'
-  Amelanchier lamarckii



4 Play Strategy

4.0 Introduction

Key Play Principles

- The external spaces within the new development are designed so people can meet, socialise, contemplate, explore, discover and enjoy both individually and in groups
- To understand the importance of play for all. The young need safe access to play opportunities to meet their development needs and the elderly for socialising, contemplation and well being
- Children and young people should play in a variety of public spaces as well as in dedicated provision
- A fundamental role of the landscape is to activate play for everyone. Play integrated within landscape and planting should be promoted in order to create a sensory experience
- The semi-private courtyard and roofs away from the main roads represent real opportunities for play and should be designed to meet play needs
- Children and young people need to encounter and learn to manage an acceptable level of risk in their play. Barrier free play should be promoted where possible
- Children and young people should have access to the widest possible range of play experiences and environments, both indoors and outdoor
- The design of the proposed play areas should take into consideration the dense urban character of the context. Imaginative/sculptural play should be promoted particularly in sensitive areas

4.1 Play Locations & Considerations

The play strategy follows the approach outlined in the SPG: Shaping Neighborhoods: Play and Informal Recreation which stresses “a new approach: from play areas to playable spaces”.

Playability throughout the landscape & Public Realm
As recommended by the above guidance, it is proposed that public open space has the potential to be treated as incidental spaces for play.

As recommended in the guidance the new development will include:

- Playable landscapes that include changes of level, seats and other engaging features, in order to create incidental play opportunities as well as the opportunity for formal play
- Sensory and colourful planting, that can be discovered and explored will be combined with spaces for quiet contemplation to create a range of experiences for children to enjoy; raised planters will offer seating and climbing opportunities.

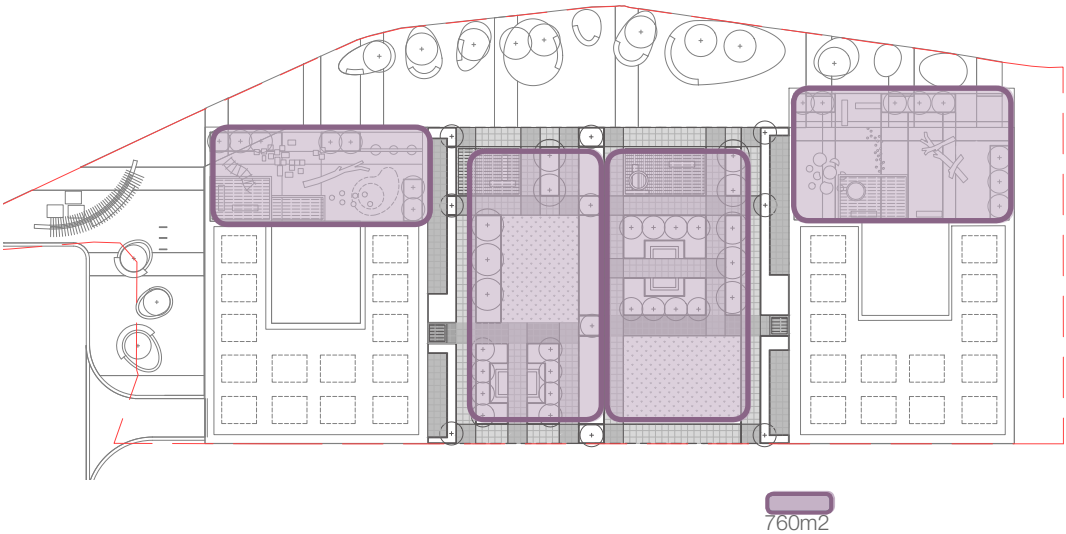
	Number of children	%	Total Area m2
Under 5's	20	41	198
5 to 11's	17	36	174
12+	11	23	111
Total	48	100	483

* For the details of the SPG Play space calculation, please refer to supporting documents. Play space calculation based on the proposed accommodation schedule.

Total play space requirements: (Inclusive of all age groups)	483m2
Provision on site: (Inclusive of all age groups)	760m2
Overall playable landscape proposed:	760m2

Play Area Diagrams

- The semi-private courtyard and roofs offers safe, flexible, non prescriptive play as well as an area with play equipment
- Planters and linear pathways encourage children and adults to discover and explore.
- The semi-private courtyards have a series of incidental play spaces with seating, raised planters, lines in the paving, seating clusters and open lawn spaces providing opportunity for play
- The roofs have been created to offer an area of play equipment for children



4.2 Play Precedent Images

Playable Landscape

- Both the Courtyard and the roofs will provide a playable landscape
- This could be playable paths through planting, interesting edges, walls and seating, patterns in the surface material
- Planting and trees form an important part of the play offer and add a sensory element as well as providing shade and shelter



Play seating and edges



Pathways with change of colour/material



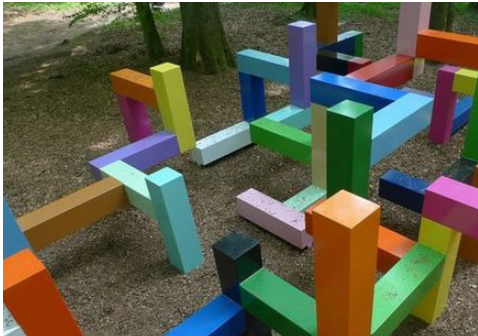
Playable seating



Playable seating

Sculptural / Bespoke Play

- Sculptural play is important to promote imaginary play
- It can also be a great opportunity to provide local/community involvement of residents
- It can be done simply, but beautifully to ensure it is cost effective



Simple bespoke play



Low key bespoke play



Sculptural play structures



Sculptural play structures

Natural/Explorative Play

- Natural play is important to promote imaginary play and to engage in the natural environment
- It can be done simply, but beautifully to ensure it is cost effective



Mounding to create natural play



Log and natural elements for climbing



Natural elements for climbing and to contrast urban environment



Lawn areas and pathways

4.3 Play Manifesto

Play Manifesto

The play strategy for the proposed development follows the approach outlined in the Mayor’s SPG which stresses “a new approach: from play areas to playable spaces”.

Playability throughout the Public Realm: As recommended by the guidance, FHA intends that various forms of public open space have the potential to be treated as incidental spaces for play.

The definition of what constitutes a playable space is defined in the Supplementary Planning Guidance (SPG) as a space “where children’s active play is a legitimate use of the space. Playability is a feature of fixed equipment play areas. But it is also feature of some parks, recreation grounds, natural areas and other types of public open space.”

The guidance also states “where open space provision is genuinely playable, the open space may count towards the play space provision”

Also outlined in the SPG is “the creation of incidental playable spaces are dependent on the creative use of the public realm to provide enjoyment and discovery for children and young people for example through the creation of home zones, safe walking and cycling routes, landscaping and public art’.

The guidance determines that well designed hard landscaping, such as walls and steps, including informal seating, stimuli for physical play and goals and surfaces for ball games can contribute to the play offer.

All public realm spaces to be fully accessible providing level access where practical and are DDA compliant. The overall design aspiration for the scheme is to create dedicated areas for play as well as playable public realm.

FHA intends that various forms of public open space have the potential to be treated as incidental spaces for play.

As recommended in the guidance the new development will include: playable courtyard landscape that includes changes of level, mounding, seats and other engaging features, in order to create incidental play opportunities as well as the opportunity for formal play.

Informal play is encouraged through the integration of a number of different playful elements such as multifunctional benches, changes in level and sculptural elements.

Sensory and colourful planting with turfed areas, wildflower meadow and sensory shrub planting will be combined with spaces for quiet contemplation to create a range of experiences for children to enjoy; raised planters will offer seating and climbing opportunities.

Play Character

- Sensory
- Construction
- Challenge
- Fantasy
- Topology
- Sculptural
- Incidental
- Fixed Equipment
- Planting
- Seating
- Sports
- Water

