



Capital Place, 120 Bath Road, Harlington

Landscape and Public Realm Report

1308-RFM-XX-00-RP-L-0001

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Purpose of this Document

Overview

Purpose of this Document

This document has been collated to support the detailed planning application and to outline how the landscape and public realm proposals have developed alongside the building design. It discusses the following key analysis elements which have informed its direction:

- Overview
- Landscape Objectives
- Location and surrounding context
- Visual and physical characteristics of the site area
- Existing green infrastructure
-

The document then goes on to outline:

- Site Opportunities
- Emerging design principles
- Landscape Concept

The final section of the document illustrates the design proposals in more detail through detailed plans, sketches, sections and supporting precedent imagery. A summary of materiality covering hard, soft and street furniture elements concludes the content of the document.

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01 Introduction

Project Brief

Overview

This report contains landscape planning information that describes the landscape proposals for the Toyoko Inn hotel, Heathrow. The application includes the refurbishment of an existing office building on the corner of Bath Rd. and High Street, Harrington including related landscape betterment and enhancement.

Landscape objectives

- Create an improved arrival experience from both pedestrian and vehicle access points
- Retain, enhance the existing green 'foil' as a setting for the hotel
- Manage existing site planting to improve its structure and longevity alongside creating clearer views through to the building to improve sight-lines, feeling of safety and connectivity.
- Work with the existing green infrastructure
- Enhanced urban greening and BNG

Policy & Guidance

Below are a series of summarised policy references that have been considered as part of the landscape response.

Relevant sections within the London Plan

Integrated Green Infrastructure and Connectivity

Designs should integrate green infrastructure (GI) as a fundamental part of the site, not a "leftover." GI includes parks, street trees, rain gardens, green roofs, wetlands, and linking green corridors.

Biodiversity and Access to Nature

Design proposals must enhance biodiversity — protecting and improving habitats, and providing safe, accessible connections to nature. Policy G6 specifically promotes improved access to nature alongside ecological resilience.

Trees, Woodlands and Vegetation Retention

Policy G7 of the London Plan gives special status to trees and woodlands, advocating retention, protection, and enhancement of existing vegetation as part of development design

Design Quality, Public Realm and Multi-Functional Spaces

Landscape design within the London Plan context intersects with broader design policies — including safe, inclusive, well-connected spaces that support community use, active travel, social interaction and resilience to climate pressures.

Hillingdon Local Plan - relevant landscape references

Trees & Landscaping – (Policy DMHB 14)

Local plan requires retention and enhancement of existing landscaping, trees, biodiversity and other natural features of merit. Proposals must include comprehensive hard and soft landscaping schemes appropriate to the area, with a focus on supporting biodiversity and amenity, especially in areas lacking green infrastructure.

Strategic Green Infrastructure & Landscape Character

The Local Plan recognises the borough's extensive green infrastructure network — including woodlands, parks, open spaces, green corridors and watercourses — as integral to Hillingdon's character and environmental quality. Development proposals are expected to protect and enhance this network and contribute to the All London Green Grid. Landscaping should have regard to the borough's landscape character assessment where relevant.

Green Chains, Green Edges & Visual Amenity

Policies around Green Chains and Green Edge locations require that development within or adjacent to these areas conserves and enhances visual amenity and nature conservation value. New proposals must assimilate effectively into the open context through peripheral landscaping that respects open land designations and helps connect habitats and recreational spaces.

Biodiversity Protection and Enhancement

The Local Plan supports protection of natural habitats, biodiversity and nature sites including strategic conservation sites and habitat networks. Development should aim for biodiversity enhancements, aligning with wider strategic objectives such as net gain and ecological connectivity.



02 Site Analysis

Location & Wider Context

Location

The site is occupied by Capital Place, an existing commercial office building in the Harlington area of Hayes in the London Borough of Hillingdon, located on the A4 Bath Road, a key arterial route in west London at the junction of Harlington High Street. The building sits immediately adjacent to major hotel and business facilities, and close to the Heathrow Airport cluster of offices and services.

The site benefits from excellent strategic connectivity and adjacent to Heathrow Airport's terminals, providing immediate access for global travel and logistics.

The nearby Hayes & Harlington railway station (serving the Elizabeth Line) and West Drayton station also offer rapid rail links into Central London and beyond, supporting business accessibility. Harlington is the closest urban area, approx 700m north of the site, with Hayes town centre and its facilities a short distance to the east, and the suburban town of West Drayton located a few kilometres to the north.

Wider Context

The surrounding landscape and townscape character is shaped by its position between Heathrow Airport, major transport corridors, and established residential settlements. Regionally, the area forms part of the Heathrow Gateway landscape, characterised by large-scale commercial buildings, airport-related infrastructure, wide road corridors and extensive hardscape. This creates a functional, urbanised setting with pockets of managed greenery, including roadside tree planting, grassed verges and hotel landscaping that soften the visual environment.

Locally, Harlington retains a more traditional suburban character, with village-scale streets, mature trees, and historic features. The contrast between the village core and the Bath Road commercial strip creates a varied townscape, transitioning from airport-influenced modern development to residential neighbourhoods with a more human scale.

The nearby Green Belt, open spaces and long established planting help frame views and provide relief from the heavily engineered airport landscape, contributing to a layered and diverse local character.



Site Location

02 Site Analysis

Existing Character

Bath Road Frontage

The streetscape along Bath Road reflects a corridor shaped heavily by hotel development, creating a sequence of large plots with varied architectural styles and differing levels of landscape quality. As the road approaches Heathrow, the public realm becomes increasingly vehicular-dominated, with wide carriageways, turning lanes and extensive forecourts designed for drop-offs, coaches and car parking. This results in a streetscape that can feel fragmented, with inconsistent building setbacks and fluctuating visual quality.

Where hotels are supported by mature trees, layered planting and structured green infrastructure, the street gains a sense of enclosure, softness and human scale. These landscaped edges help screen large car parks, reduce visual clutter and create more pleasant arrival experiences. In contrast, sections lacking greenery where hard surfacing dominates and planting is minimal appear stark and oversized. The absence of vegetation exposes the massing of buildings and the breadth of the road, producing a low-quality arrival environment that feels exposed, functional and disconnected.

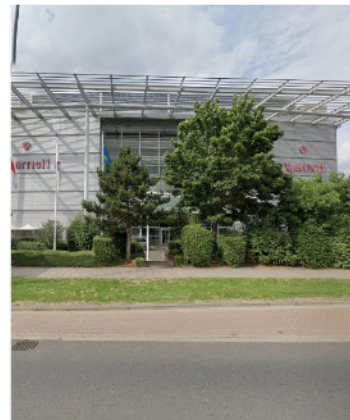
It is apparent, when assessing the street frontage, that mature trees and green infrastructure is the key factor in distinguishing a welcoming, coherent frontage that links better to the character of Harlington than the character of the airport.

Harlington High Street Frontage

Harlington High Street presents a more intimate, human-scaled streetscape compared with Bath Road. It features narrower carriageways, traditional building frontages, and as you move further north into the village centre, active shopfronts, interspersed with street trees and small green pockets. The public realm feels walkable and connected, offering a cohesive village character with a stronger sense of enclosure and local identity.



Aerial view looking north to the site showing the Bath Road frontage



The Marriott



The Sheraton



Best Western



Courtyard by Marriott



Ibis



Radisson Blu



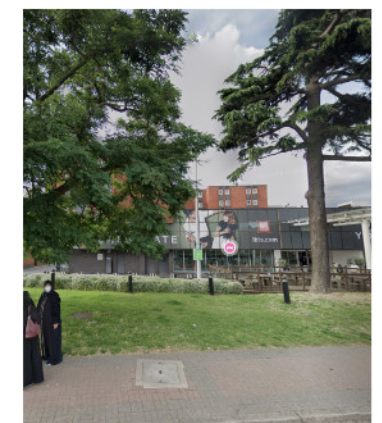
The Marriott



Best Western



Courtyard by Marriott



Ibis

02 Site Analysis

Existing Character

Overview

The site is dominated by a large office building and expansive surface car park, creating a hard, utilitarian landscape. The surrounding area is largely vehicular-focused, with limited pedestrian amenity resulting in a low-quality, functional arrival environment.

The perimeter of the site is made up of a band of unmanaged vegetation including mature trees, overgrown understorey which offers some separation from the busy road, but also detracts from the streetscape due to its unkempt appearance.

Materiality

The hard landscape materiality mainly consists of block paving to the main access routes which is a response to the buildings red brick facade. The car park, which takes up the majority of the site plan is surfaced with tarmacadam. Pedestrian entrance routes are highlighted with block paving.

Vegetation

The vegetation across the site has not been maintained for a number of years and has become overgrown. Mature trees line the site around the boundary and present an opportunity to enhance site character with a small amount of pruning



Photos showing the existing site character and materiality

02 Site Analysis Green Infrastructure

The green infrastructure across the site is mostly evident to the perimeter. It offers a mature foil to the site and with the correct management would be a hugely positive asset for the new development.

Summary of the arboricultural survey

A total of 82 trees and tree groups sit within or adjacent to the site and comprise of a broad mix of species, age classes and landscape value. Species recorded include common and ornamental trees such as hornbeam, lime, cherry, silver and Norway maple, common and Raywood ash, poplar, eucalyptus, silver birch, apple, sycamore, Pedunculate oak and Wellingtonia, demonstrating a varied urban tree stock with both native and non-native species present.

In terms of quality, the tree resource is predominantly of low to moderate value, with the majority classified as BS 5837 Category C (54 trees), alongside 24 Category B trees of moderate quality and amenity value. Two Category A trees of high quality and significant long-term value were identified, including a mature Pedunculate oak, representing important landscape assets, these will be protected and retained as part of the proposals. Two Category U trees were recorded and recommended for removal due to condition, T019 and T042.

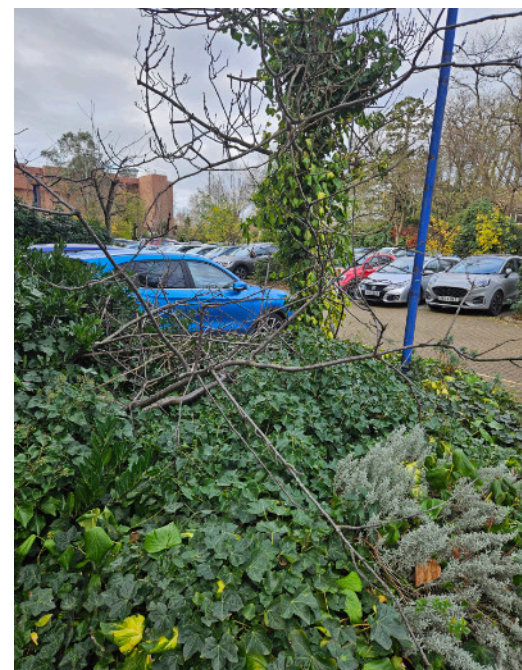
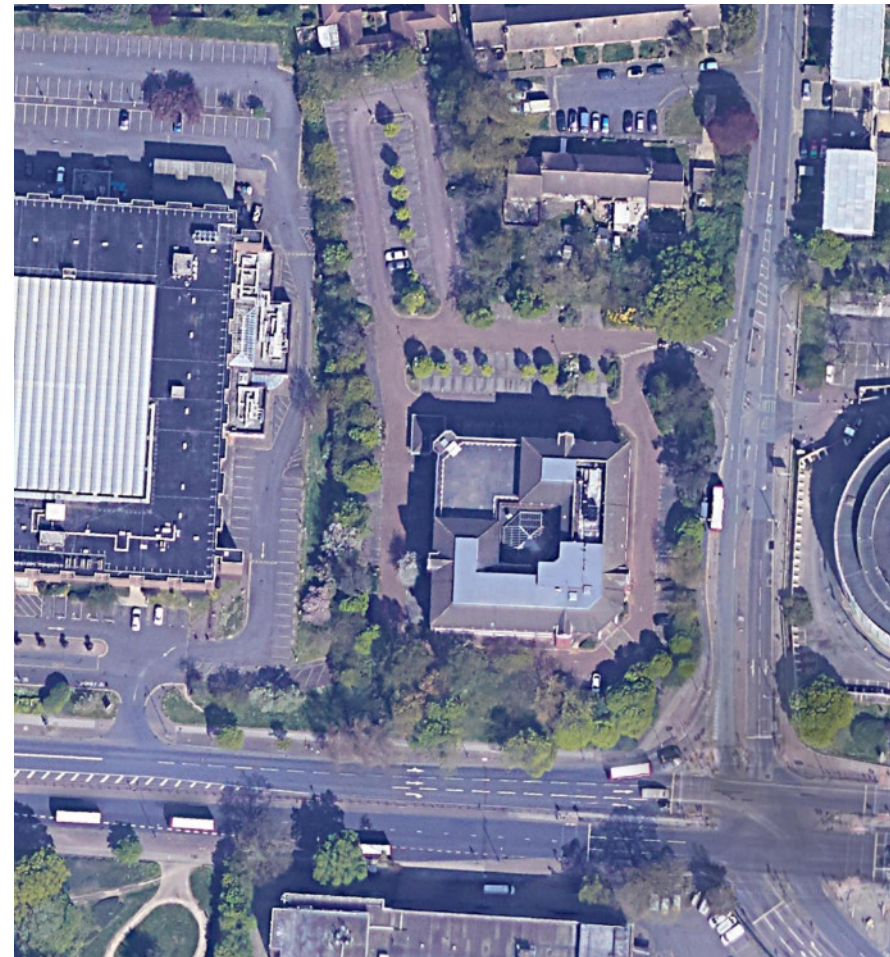
Most trees were found to be in satisfactory condition, with only limited defects requiring monitoring or minor management.

To ensure the existing vegetation becomes a positive asset for the site a series of management works are proposed including selected removals. These include removal of two trees due to poor health and a further eight to support the development

The eight removals are to enable the following:

- improve sight-lines to entrances and reduce heavy shade
- improve light levels at ground level to support new understorey of mixed shrub planting,
- reduce overcrowding to canopy
- enable more varied planting to be introduced
- enable tracking of larger vehicles

Maintenance work is proposed for the retained trees including, but not limited to, canopy lifting, dead wood removal and selected thinning out.



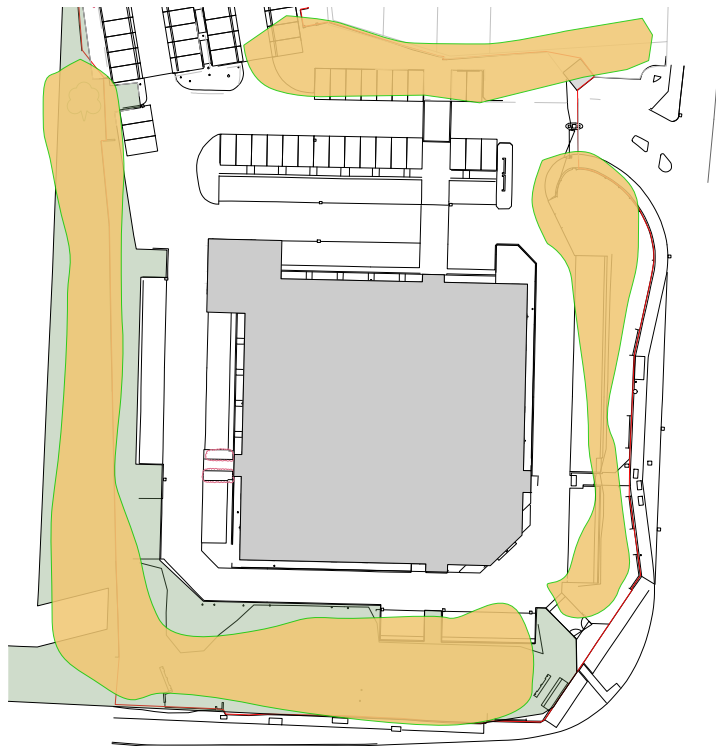
Photos showing the existing site vegetation quality

03 Site Response Opportunities

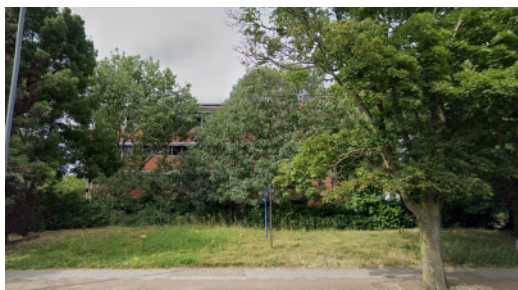
Summary

The site is characterised by mixed, largely deciduous unmanaged planting that screens views of the building while providing a buffer to surrounding roads. The immediate curtilage is dominated by parking and access roads, with narrow, poorly maintained planting beds creating a low-quality outlook for ground-floor units. Arrival points consist of a main vehicle entrance from High Street Harlington and a primary pedestrian entrance aligned with the building's main entrance.

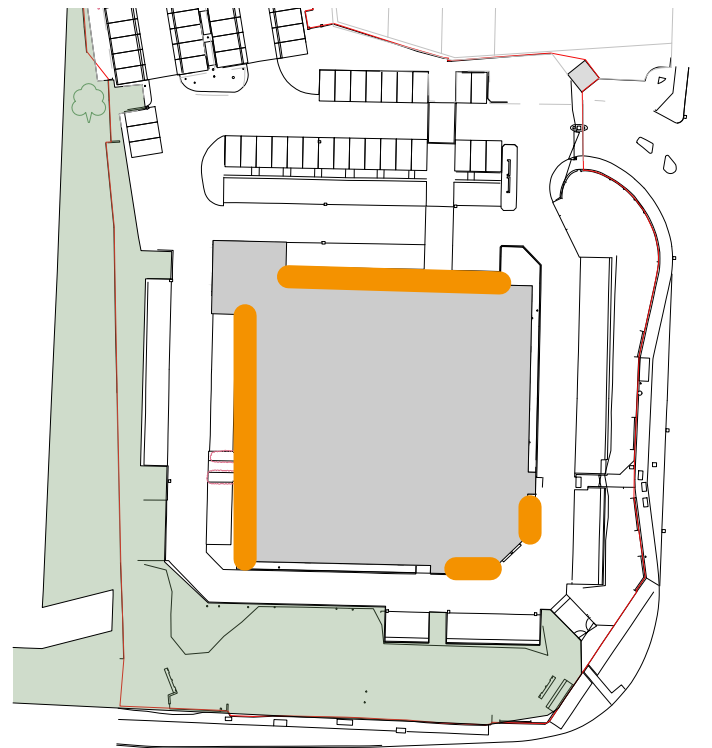
Planting Structure



- Mixed unmanaged planting
- Largely deciduous
- Screens views of the building
- Offers a buffer to adjacent roads



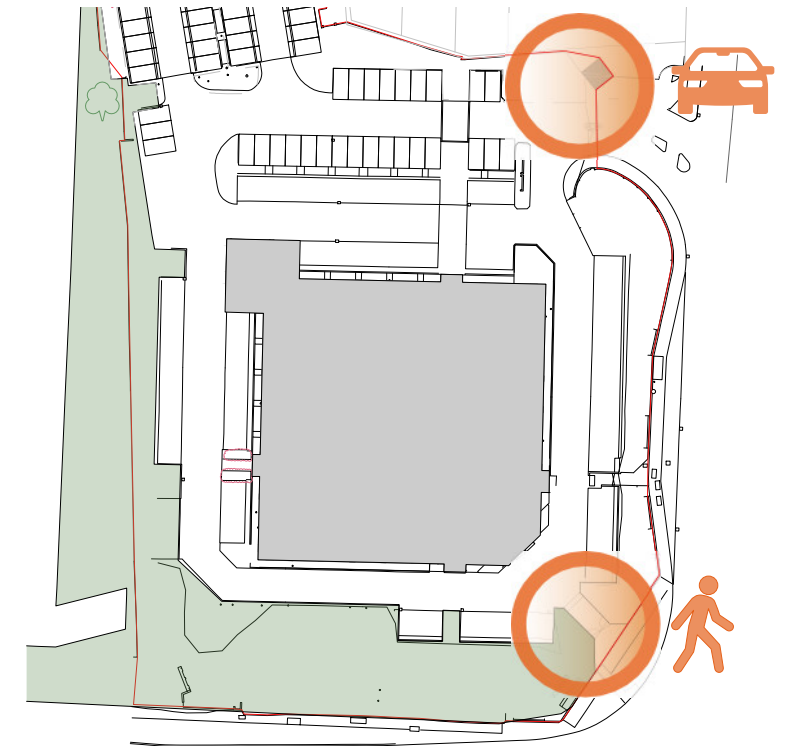
Immediate Curtilage



- Parking or access roads surround the ground floor units
- Narrow unmanaged planting beds to the north and west edges
- Poor quality outlook



Points of Arrival



- Main Vehicle entrance via High Street Harlington,
- Main pedestrian entrance opposite main building entrance



04 Design Development

Design Principles

Establishing a clear set of landscape and public realm design principles at the outset is essential to guide the evolution of the proposals and ensure a coherent, high-quality outcome.

The following principles provide a consistent framework against which all design decisions can be tested, helping to align the scheme with planning policy, site context and long-term aspirations. As the proposals develop, these principles act as a shared point of reference ensuring that changes respond positively to the vision rather than diluting it. By embedding considerations such as green infrastructure, accessibility, character and sustainability within these principles, the landscape design can evolve in a coordinated and purposeful way, delivering a robust and legible public realm strategy that supports both the site and its wider context.



- Establish a strong, memorable arrival experience



- Re-imagine the curtilage of the building as an attractive and functional setting for



- Improve environmental credentials and site resilience through working with the



- Embed a distinctive identity that is of 'the place'

04 Design Development

Design Principles



Establish a strong, memorable arrival experience

Create a calm, high-quality, and recognisable entrance sequence that reflects Toyoko Inn's identity.

Aims:

- Provide a clear and elegant "front door" moment that contrasts with the current car-dominated setting.
- Rationalise vehicular movements to reduce clutter and improve safety.
- Introduce a hierarchy of spaces: arrival → drop-off → lobby forecourt → guest circulation paths.



Existing pedestrian entrance



Re-imagine the curtilage of the building as an attractive and functional setting

Transform the "sea of parking" into an ordered, green, and guest-friendly landscape.

Aims:

- Break down the mass of parking using new planted areas, consider reducing the areas of hard and introducing rain gardens.
- Introduce permeable surfaces and green drainage infrastructure where possible.
- Integrate subtle cues from Japanese garden design (structure, rhythm, natural textures) without creating pastiche.
- Improve pedestrian arrival experience and drop off experience.



Existing vegetation and raised planters to the ground floor



04 Design Development

Design Principles



Improve environmental credentials and site resilience through working with the mature landscape

Enhance, not erase, the valuable existing vegetation.

Aims:

- Create a landscape that does more than look good, one that performs environmentally.
- Retain the best mature trees and integrate them into a renewed green structure.
- Remove invasive or declining vegetation to increase safety and visibility, .
- Use the existing landscape enclosure to buffer noise, wind and detracting views
- Increase biodiversity through layered planting and pollinator-friendly species.



Example of failed vegetation on site



Example of existing mature vegetation



Embed a distinctive identity that is of 'the place'

Ensure the landscape contributes to a cohesive brand and site identity.

Aims:

- Ensure materials support Toyoko Inn's brand—practical, refined, durable.
- Consider natural materials; timber, gravel, in controlled compositions.
- Opt for planting palettes that favour evergreen structure, clean forms, and seasonal moments
- Consider layered planting palettes that refresh the existing palette, considering evergreens, structure, simplicity



Existing vehicle entrance



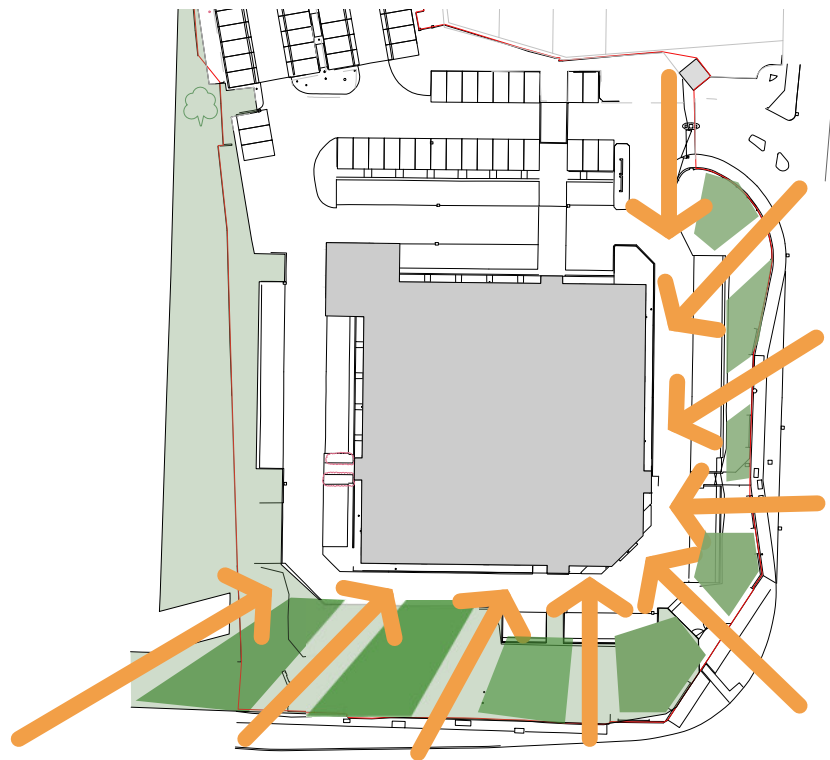
Existing pedestrian entrance

05 Concept Approach

Summary

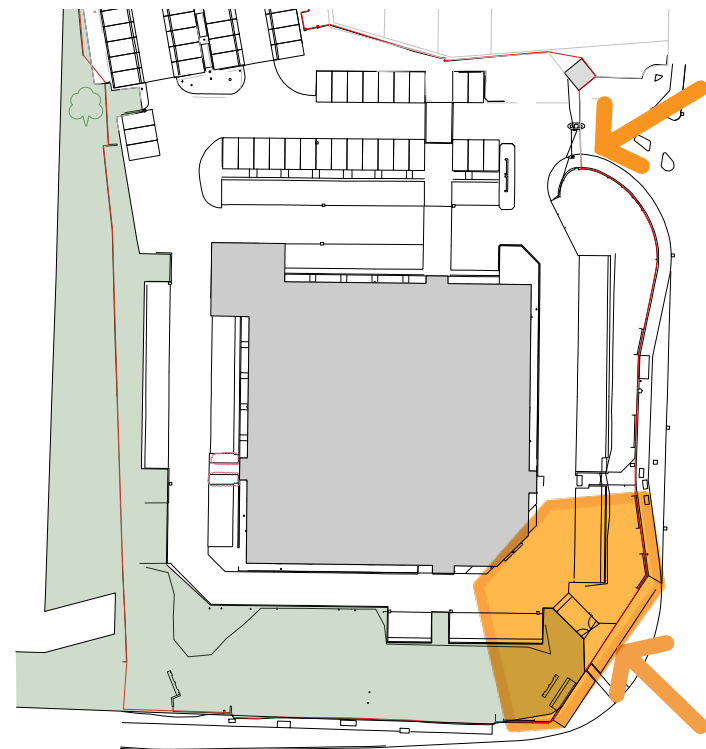
The proposal seeks to strengthen the hotel's street presence by introducing sequential viewing points and selectively removing vegetation to reveal key architectural features while maintaining mature planting and improving landscape order. Arrival conditions would be upgraded via an enhanced entrance space on Bath Road, reduced frontage parking, and a review of planting, lighting, and materials. Across the building curtilage, the plan aims to create a more positive setting by removing parking, refining the use of spaces around the building, and improving outlooks from guest rooms and leisure areas.

Street Presence



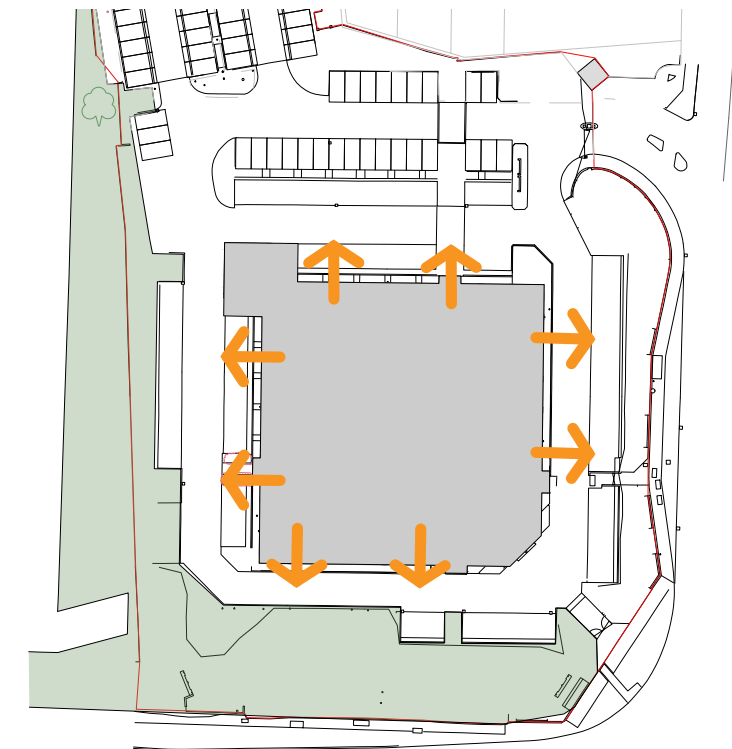
- Create a series of sequential viewing points
- Removing blocks of vegetation to reveal building detailing, signage and key elements of the hotel
- Improve visibility of the building whilst retaining mature vegetation
- Creating some order within the landscape setting

Arrival



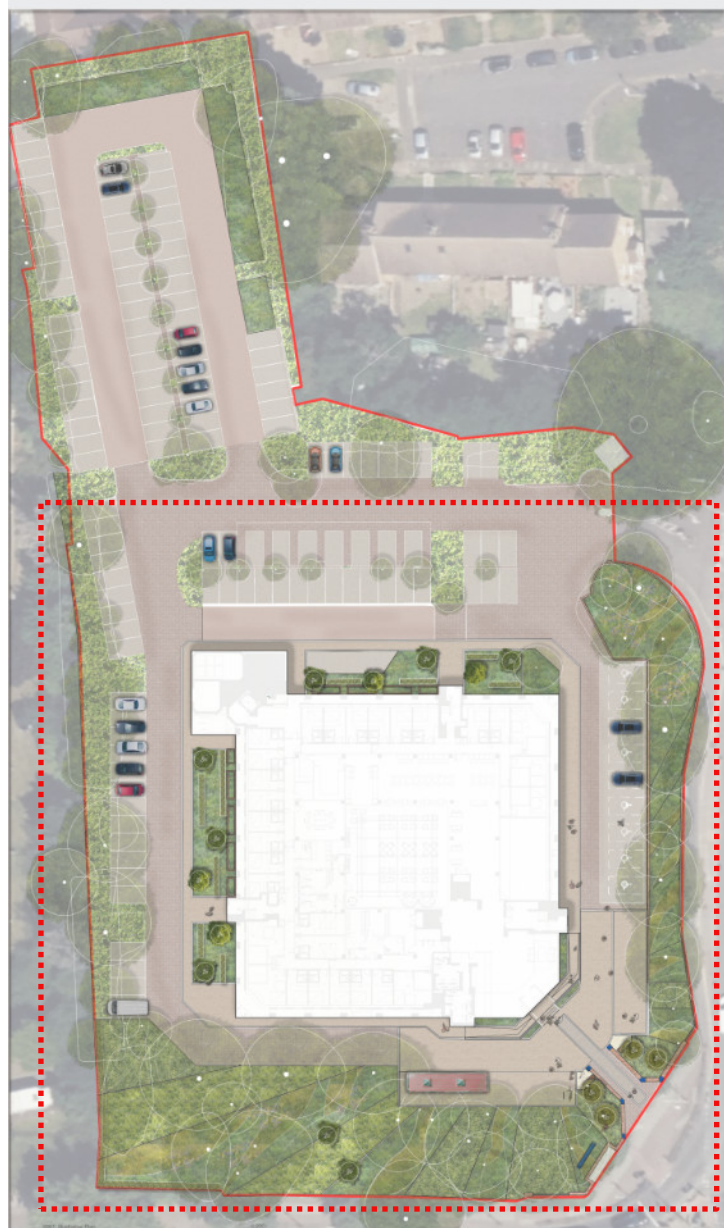
- Enhance the arrival space to the building creating an improved presence on the corner of Bath Road.
- Pull back parking to improve the setting of the entrance
- Review existing planting, lighting and materiality

Curtilage



- Create a more positive curtilage to the building
- Pull back parking
- Establish a more sensitive use around the building
- Create a positive outlook from bedrooms and leisure spaces

06 Landscape Proposals Illustrative Masterplan



Full site plan



Main landscape works around the existing building

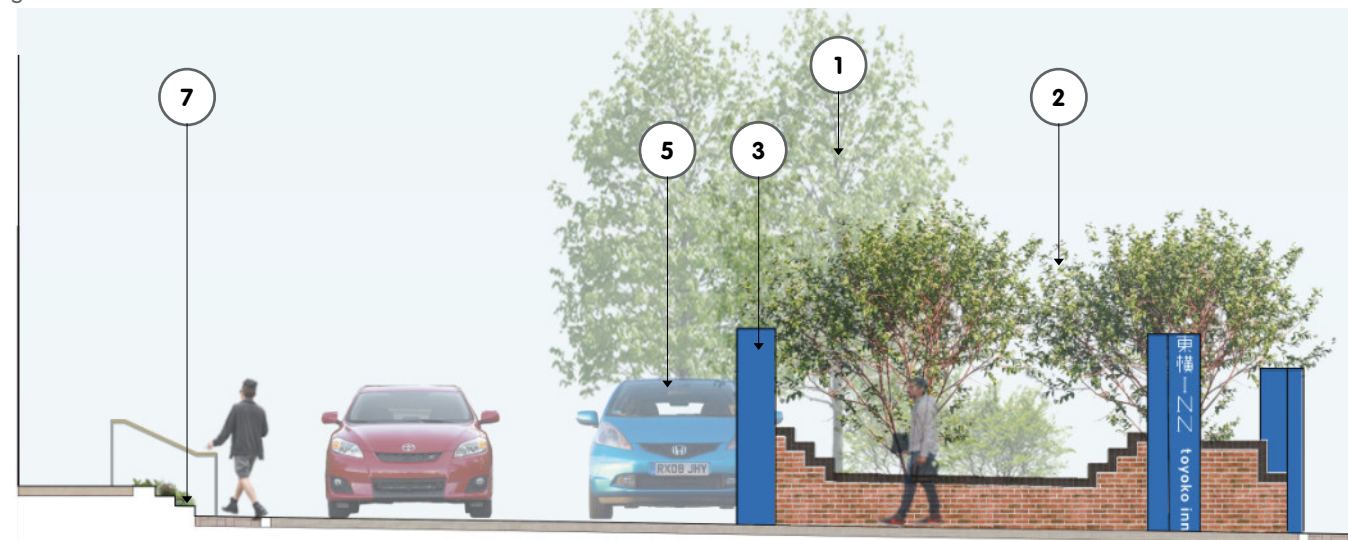
- ① Deliveries and service zone access
- ② New planting area introduced as buffer between private ground floor rooms and car parking areas
- ③ Existing car parking area potential use as enlarged bay provision.
- ④ Existing tree planting retained and managed
- ⑤ Pedestrian route provided around building with flush channel to allow vehicle overrun when required
- ⑥ Blue badge bay parking
- ⑦ Coach parking & drop off area
- ⑧ Entrance and arrival space with improved surfacing
- ⑨ Reconfigured stepped and step free access to main entrance
- ⑩ Enhanced pedestrian entrance with signage over-cladding to existing brick wall
- ⑪ Taxi drop off point
- ⑫ Formal seating adjacent to main entrance
- ⑬ New understorey shrub planting set out in swathes of mono-culture, ground cover and mixed grasses
- ⑭ New signage elements to vehicle arrival point with Toyoko Inn Branding
- ⑮ Short stay cycle parking

06 Design Development Character areas

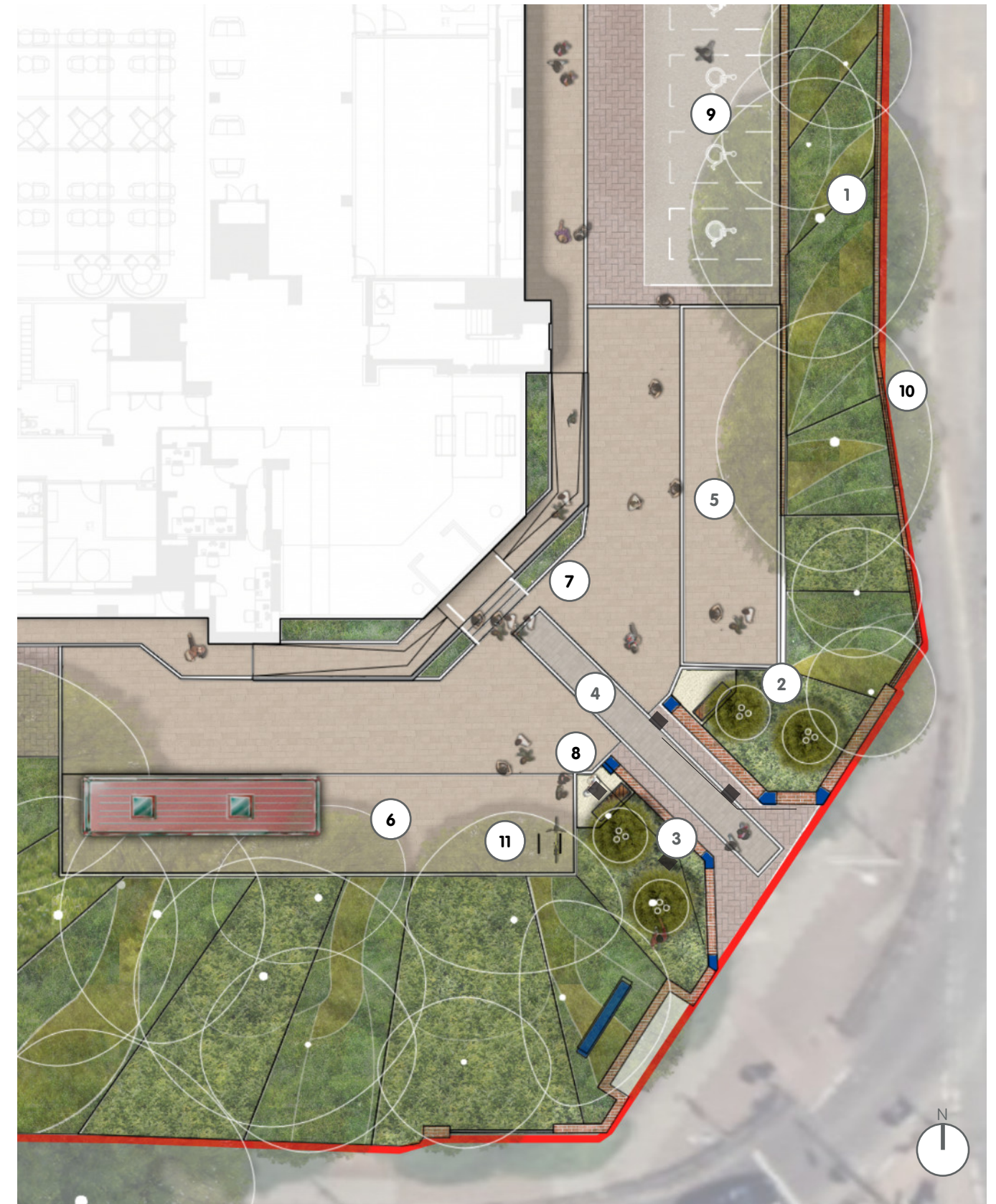
1. Retain key mature landscape features
2. New feature multi stemmed trees with up lighting
3. New signage elements wrap around the existing brick walls and include branding
4. Footpath to main entrance retained with opportunity for feature signage and lighting.
5. Taxi drop off point in contrasting material emphasises sense of arrival
6. Coach drop off
7. Refreshed stepped and step free access
8. Formal seating adjacent to main entrance
9. Blue badge bays
10. Existing access from bus stop closed off with access via the main pedestrian entrance
11. Short stay cycle parking



Images of surface and furniture intent



Section through the site entrance



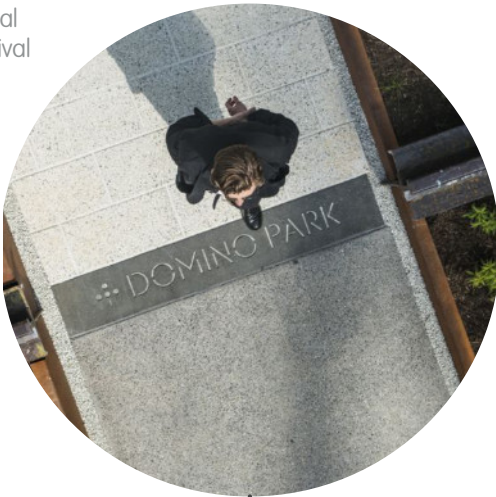
Site pedestrian entrance and hotel arrival point

06 Design Development
Character areas

Multi stemmed varieties with feature lighting



Resurfaced arrival route links to arrival space



Lighting stacks mark the entrances and arrival space



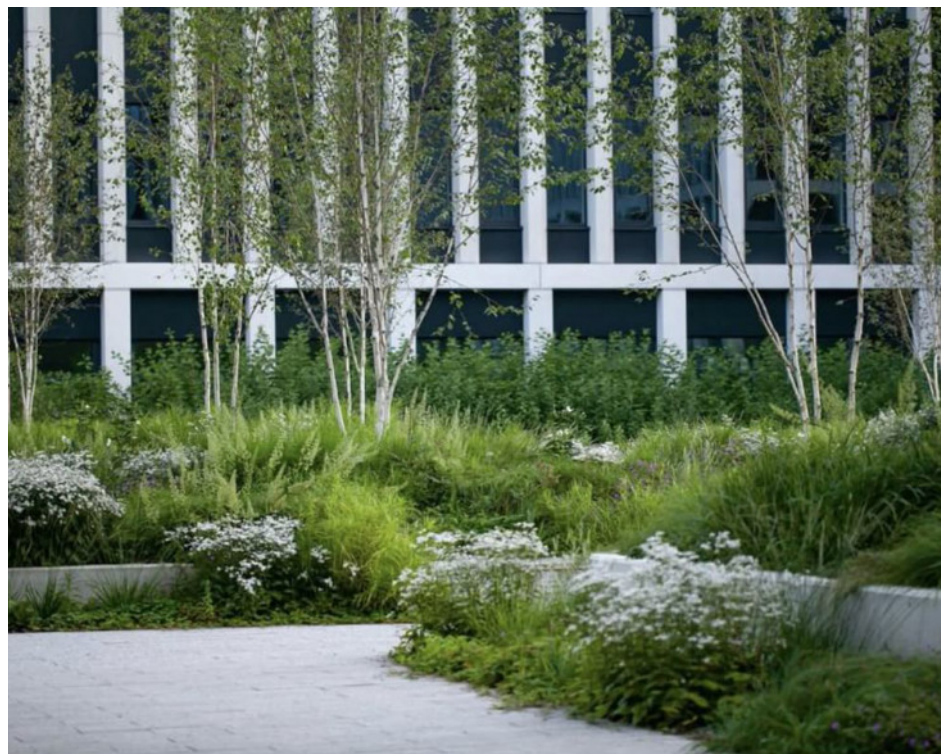
Site Location



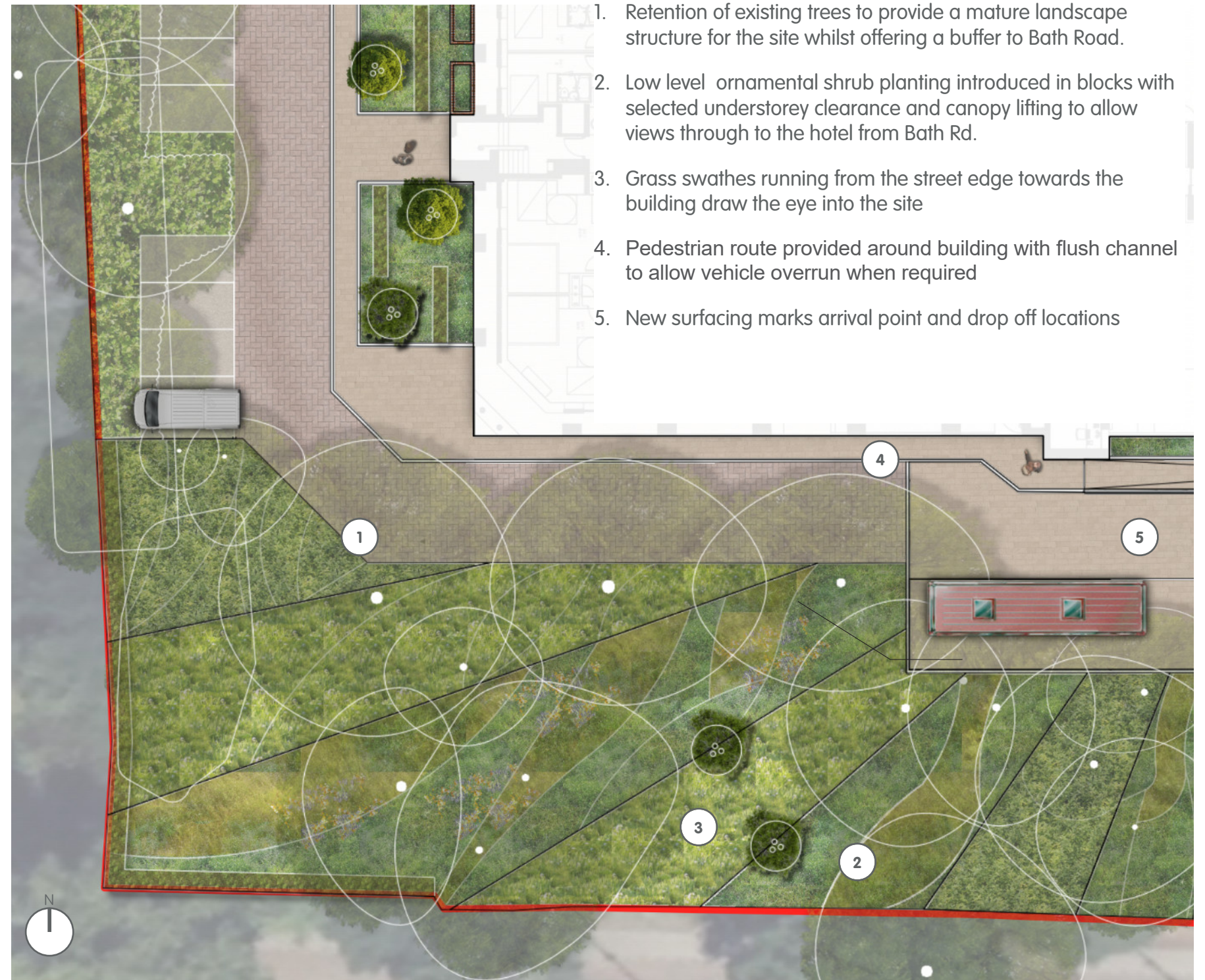
Illustrative sketch of uplift to entrance

06 Design Development

Character areas



Example of mixed grass and shrub planting



Close up of Illustrative plan indicating re-planted soft landscape

06 Design Development Character areas



Swathes of monoculture planting replaces the unmanaged scrub planting

Low level, mixed planting with feature multi-stems



Seating opportunity set within mixed planting and existing trees



Site Location



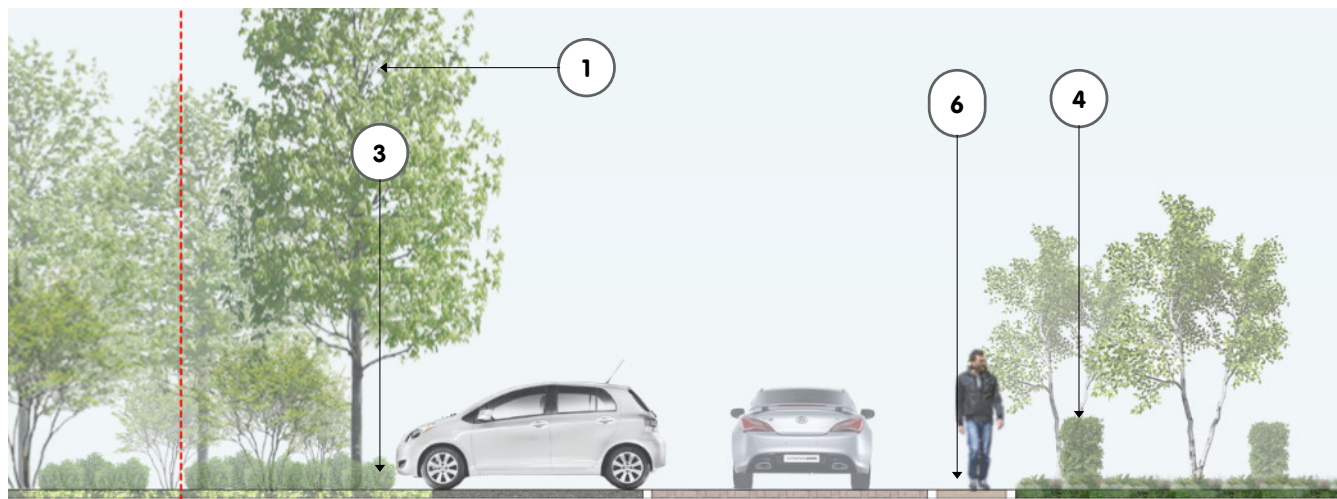
Sketch perspective from Bath Road showing the understorey planting, new multi-stemmed trees and existing trees to be retained

06 Design Development Character areas

1. Retain key mature landscape features based on Arboricultural report findings and to provide privacy from the neighbouring properties and roads
2. Existing car parking spaces next to building removed and replaced with new garden spaces planted up to provide attractive setting and screen the guest rooms from vehicle areas
3. Existing perimeter vegetation retained and managed with selected thinning.
4. Single species hedging introduced to soften the edge of the building and offer screening from the parking areas
5. Selected multi stemmed trees to the garden spaces offering seasonal interest and further animating and softening the building edge
6. Pedestrian route to building perimeter with flush channel
7. Existing vehicle carriageway



Images illustrating planting character and lighting opportunities



Section through new hotel curtilage and garden spaces



Plan illustrating new hotel curtilage and garden spaces

07 Materiality

Hard Landscape, Street Furniture & Lighting

The landscape approach employs a considered, robust, and low-maintenance palette that supports the use and users of the site, while ensuring long-term durability.

Surfacing is largely maintained as existing with the introduction of new, complementary surfacing to the main entrance to help support wayfinding. New footpaths are introduced wrapping around the building to guide users to the hotel front door.

Street furniture elements are selected to reinforce the function of the spaces. Seating is introduced beside the hotel entrance to support spillout and cater for smokers.

Signage is used at the key entrance points. It is retrofitted and wraps over the existing brick walls supporting wayfinding. The new elements express the hotel branding whilst giving the walls a refreshed function and appearance.

Lighting is used sparingly to highlight entrances, feature trees and seating areas and will be used alongside the existing functional lighting to the car park areas.



Buff mix block paving



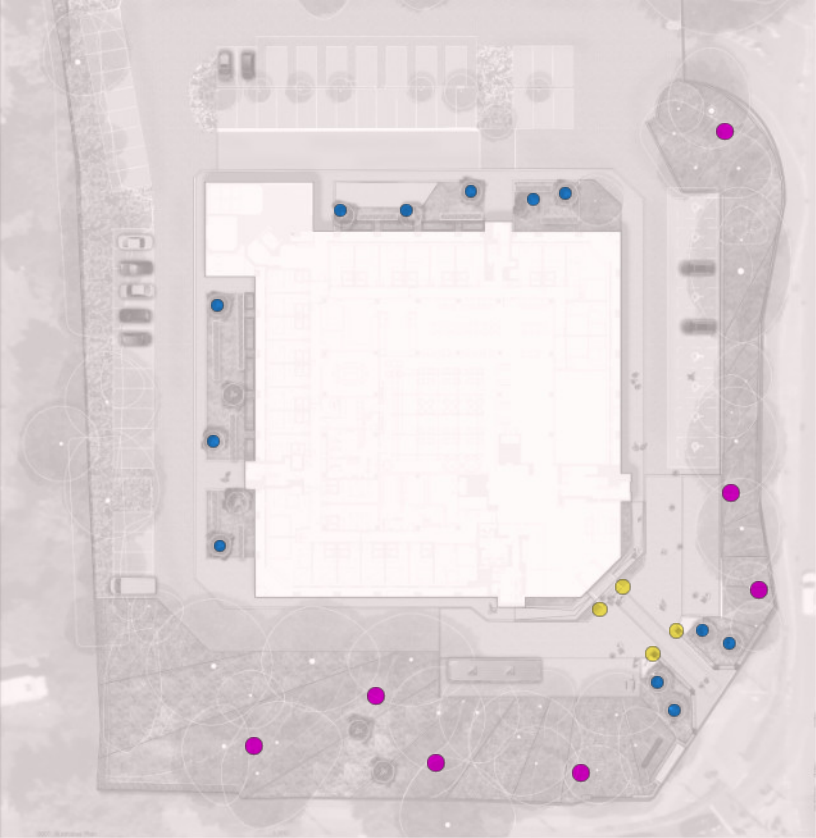
Clean, simple detailing to stepped approach



Example of signage wrapped over wall



Metal edges create a refined separation



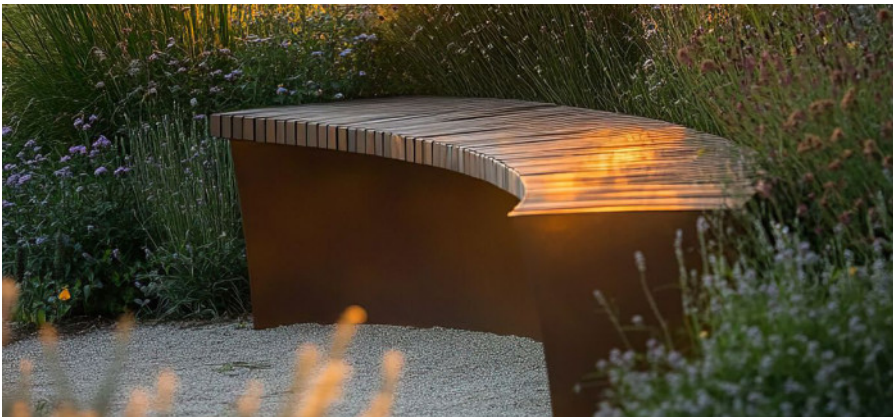
Lighting strategy diagram



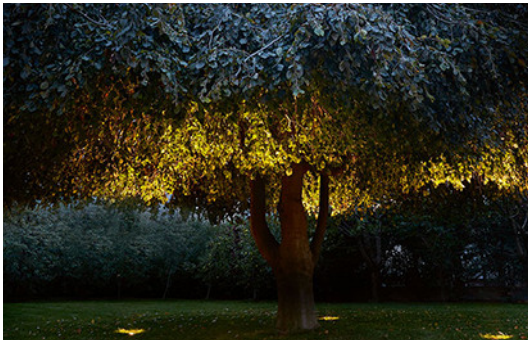
Uplighting to multi-stem tree planting



Lighting stack to entrance



Fixed seating with timber top situated in brendon gravel



Uplighters to key tree canopy



Spike style fittings

07 Materiality Planting palette

The site draws much of its character from the mature planting surrounding the site. As such, new tree planting is proposed sparingly.

Trees:

Ornamental multi stem tree planting offers architectural form around the building curtilage and pedestrian entrance and species are selected for seasonal variety and evergreen presence.

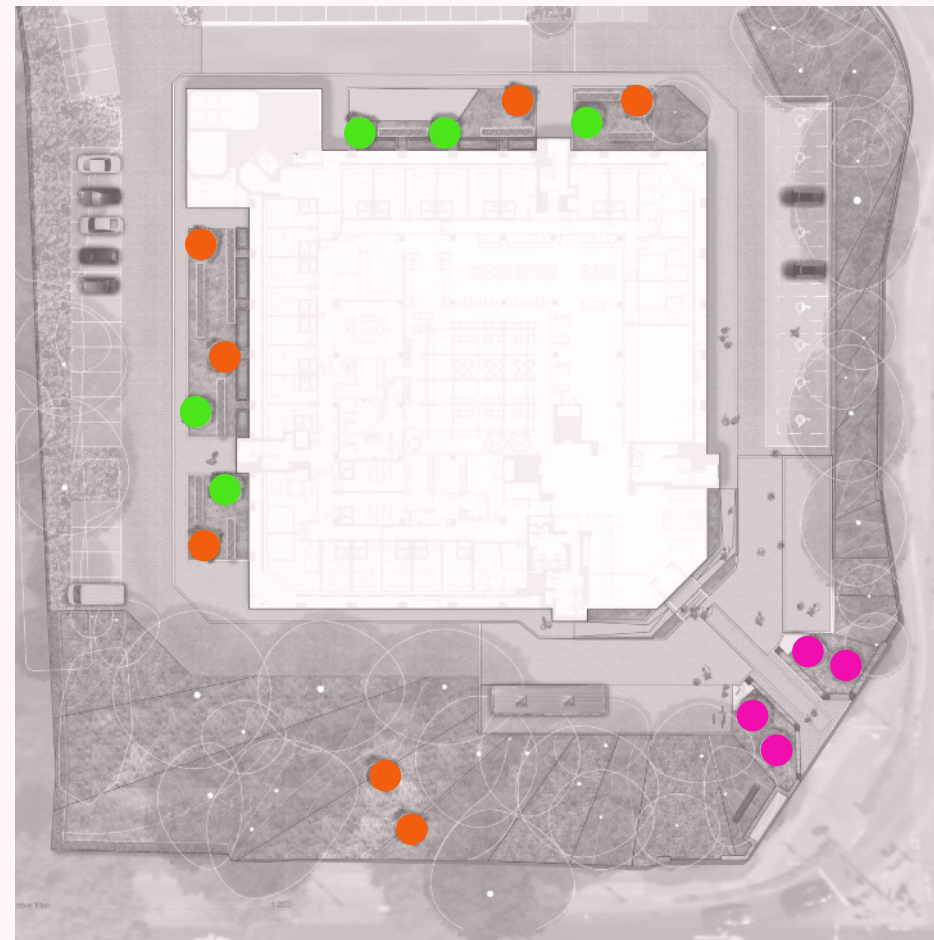
Shrubs:

Mixed shrub and grass species are used as a controlled understorey and planted as swathes of monoculture. Blocks of evergreen species are mixed with grasses and perennial species for mixed texture and seasonal colour

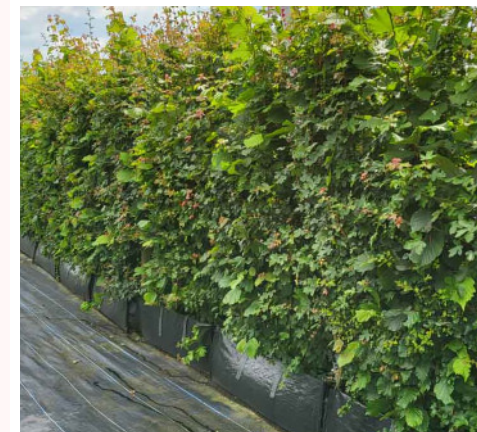
Existing Vegetation:

72 trees are retained on site and managed. Dead wood is removed, canopies thinned out where required and over crowding of canopies limited.

Of the 10 that are proposed for removal, two are for health and eight are to support the development. To offset these removals a further 16 trees are proposed across the site. Species have been selected to offer variation in form, evergreen year round structure and in response to the location and aspect.



Tree strategy diagram



Native hedge planting



Blechnum spicant



Dyropteris affinis



Luzula sylvatica



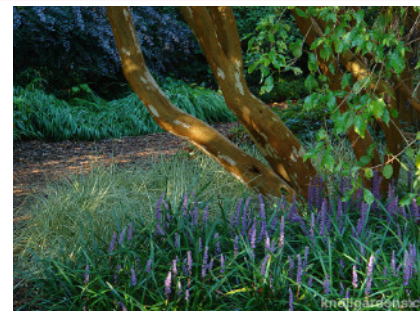
Osmanthus aquifolium



Betula utilis 'Jacquemontii'



Carpinus betulus 'Lucas'



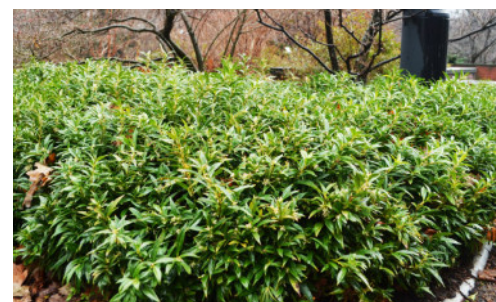
Liriope muscari



Salvia nemorosa



Geranium macrorrhizum



Sarcococca confusa



Verbena bonariensis



Stipa gigantea

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