5.0 Landscape & public realm

5.1 The site today

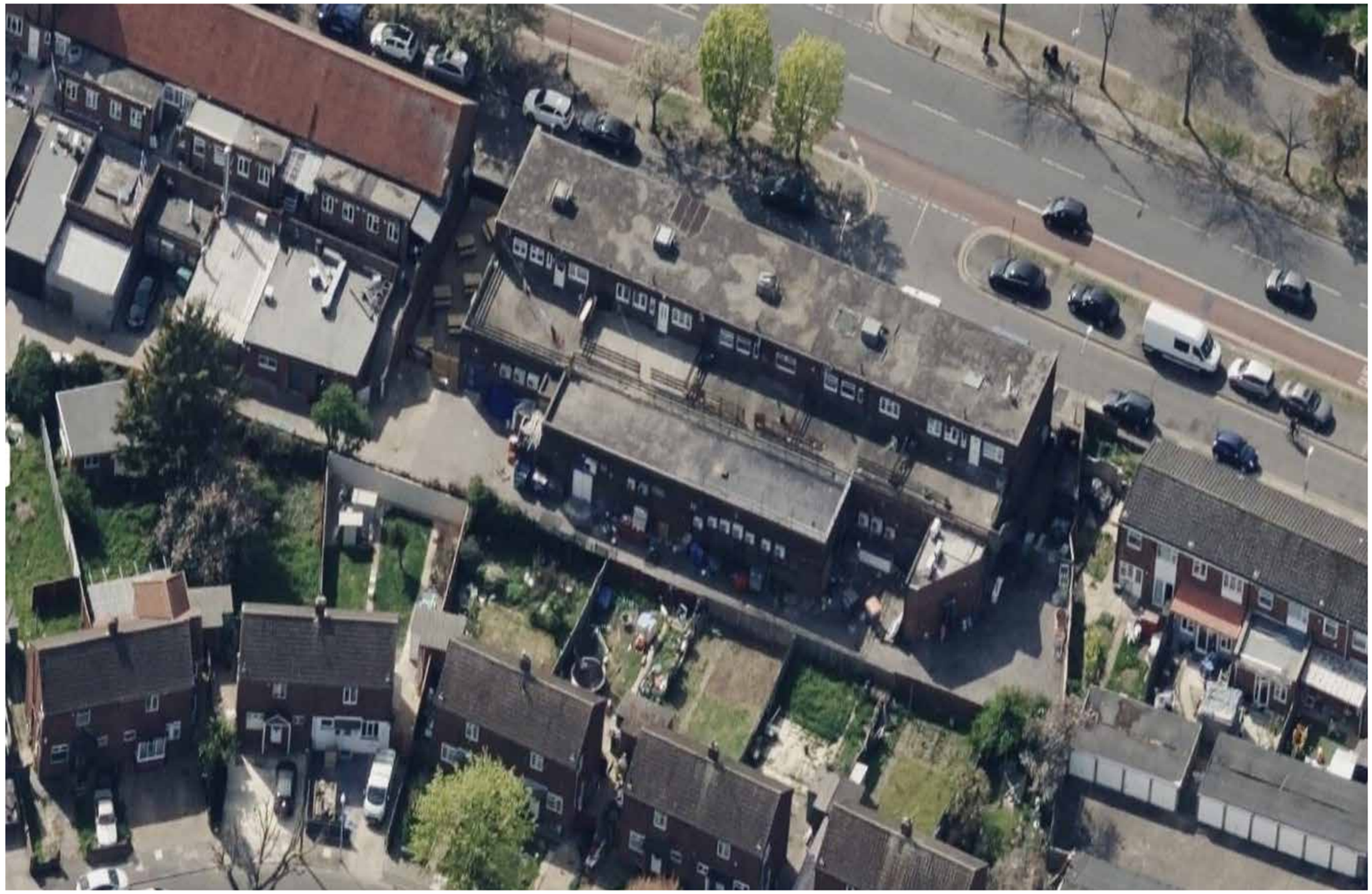
The site represents an opportunity to incrementally improve the look and feel of the frontage to 266-278 Yeading Lane and address some of the issues relating to the yard.

At present, the Yeading Lane property aligns parallel with a one way feeder road for local traffic. Although the pavement is raised and reasonably wide (5.4m overall) more than half of this space seems to be dedicated to vehicle parking which leaves the remaining space for pedestrians somewhat pinched.

To the rear of the property is the service yard for the ground floor commercial space which is poorly managed with scattered litter, invasive weeds/ plants,a poor road surface, and no real organisation of refuse or storage. In addition, the boundary fence to the residential properties on Reynolds Road is in poor repair in places.

The aerial view opposite clearly illustrates the lack of greenery and residential amenity space which will be significantly improved by the new proposals.

New amenity spaces will be screened to provide privacy to the residents' on Reynolds Road as well as the Yeading Lane residential occupiers.



Overhead view of the building shows the lack of greenery and residential amenity on the applicant site

Scope to improve public realm is hampered by parking on the pavement

Views indicating the condition of the yard

5.2 Landscape & public realm strategy

The landscape opportunities for this project can be categorised into three separate distinct zones which can be identified as follows:

1. The Yeading Lane street frontage
2. Terrace & roof space
3. The Yard

Street Frontage

The complete renewal of the existing shop fronts and tenant signage will improve the appearance and feel of the current street-scape significantly.

At present the width of the entire pavement provides the potential to improve the public realm with the potential introduction of trees, seating, and cycle parking planters etc. However, the current configuration of the raised pavement with more than 50% of the available width being utilised by car parking greatly reduces the potential to improve the spatial quality of the pavement. We are happy to discuss with the council whether there is some scope to remove a section of parking to improve the pedestrian experience. As such we have limited our design interventions with the introduction of Sheffield stands to provide cycle parking for the general public.

Roof space

This area represents a major opportunity to green the site providing residential amenity space and also a place for children to play safely.

The Yard

Although this is not a ‘people space’ there is a chance to tidy this space up, repair the boundary fence, resurface the driveway, and introduce new lighting to make the experience safe for those accessing their car or bicycle etc.

Groundworks floor plan

Key

1. *Existing tarmac pavement*
2. *Existing concrete paviors*
3. *New Sheffield stands for cycle parking*
4. *Kerb removed*
5. *New coloured porous tarmac - Tarmac Ulitcolour - Light Buff*
6. *New wall light locations*
7. *Boundary fence repaired where necessary*
8. *Blue badge parking spaces*

5.2 Landscape & public realm strategy

The improvements to the ground plane around the building are driven by functional requirements relating to the use of those areas.

We are proposing the resurfacing of the Yard with porous coloured Tarmac to improve the appearance, safety, and surface water drainage. With the introduction of residential and commercial cycle parking, new lighting is proposed throughout to provide safe passage and manoeuvring.

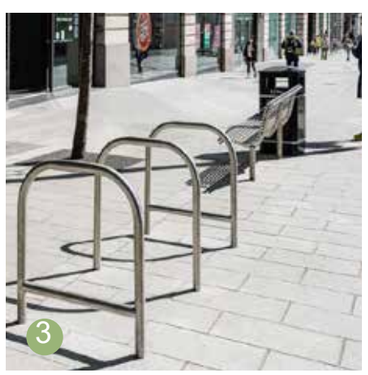
The commercial refuse hold will collect all bins in one place to keep the Yard clear for vehicle and cycle circulation. The enclosure to the refuse hold will be formed with composite timber fencing and a painted steel frame.

Because there are no cycle parking places on this stretch of Yeading Lane, new Sheffield stands will provide public cycle parking.

Ground works floor plan

Key

1. *Fencing to new refuse coral*
2. *Ulticolour porous Tarmac - Light buff*
3. *Stainless steel Sheffield stands*
4. *Vandal resistant LED wall sconce*
5. *Concrete paviors made good where necessary*
6. *Tarmac made good where necessary*



5.3 Communal space

The roof on the second floor provides a communal amenity space for all residents living within the building. This area is accessed by the proposed lift and escape stair of the central core.

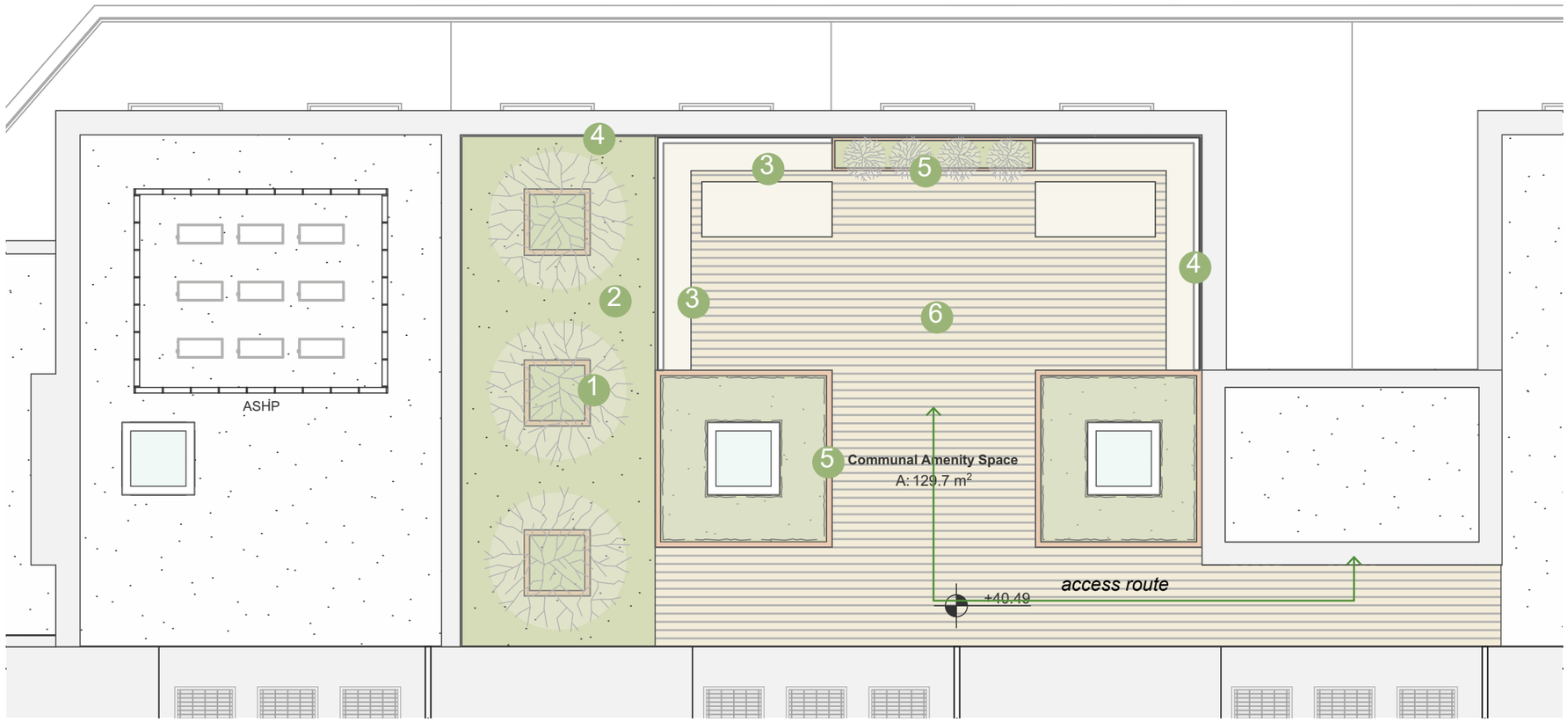
Shrubs and planters shroud the roof lights and provide privacy to the dwellings below.

Most of this floor area uses weathered composite timber decking to provide a slip free surface. Built in bench seating and tables provide an area to gather and socialise. A modest area will be grass where three trees in planters will provide a green back drop.

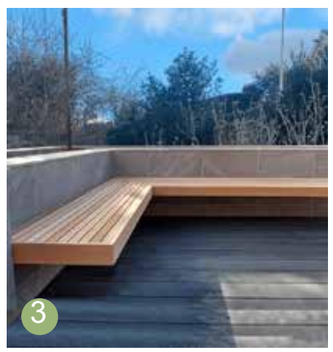
Around the perimeter 1.5m high opaque glass provides privacy to and from the property and a degree of weather protection.

Key

1. *Corten steel tree planters*
2. *Grass*
3. *Bench seating*
4. *Opaque glazed screen*
5. *Corten Planter*
6. *Weathered composite timber decking*



Extract from roof plan



5.6 Play strategy

An outdoor play space is proposed at the south end of the first floor providing a space for younger children to play whilst adults have an adjacent area to oversee their activity.

The play surface is covered with resin bonded rubber flooring which is highly durable and slip resistant. A seating area will be provided which has weathered composite timber decking with corten steel planters to house plants and trees.

1.5m high glazing provides privacy to and from the property as well as a degree of weather protection.

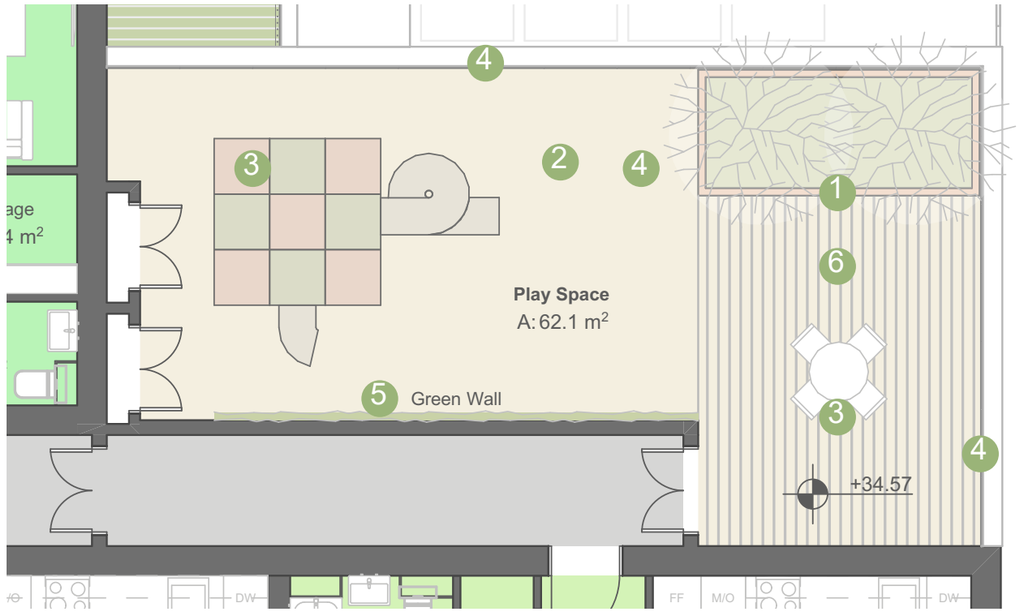
A green wall provides an attractive back drop to the space and details of which are included elsewhere in this section of the report.

Examples of roof top play space

Play space calculation

The GLA population yield calculator requires 60m2 of play space for all age groups based on 14 market units comprising of 1x one beds, and 9 x two beds, and 4 x three beds.

At present we are providing 62.1m2 of play space.



Extract from first floor plan

Key

1. *Corten steel tree planters*
2. *Rubber flooring*
3. *Tables & chairs*
4. *Opaque glazed screen*
5. *Green Wall*
6. *Weathered composite timber decking*

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	1	9	4	0
Social Units	0	0	0	0

Total Units	14

Geographic Aggregation	London
PTAL	PTAL 0-2

Notes
Sample size of 46 sites
Shaded cells require user input
Select both geography and PTAL
For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	3.0	0.0	3.0
Ages 5, 6, 7, 8, 9 , 10 & 11	2.1	0.0	2.1
Ages 12, 13, 14 & 15	0.6	0.0	0.6
Ages 16 & 17	0.3	0.0	0.3
18-64	25.4	0.0	25.4
65+	0.6	0.0	0.6
Total Yield	**32.0**	**0.0**	**32.0**

Play Space Calculator

Total Children	6.0

	Benchmark (m²)	Total play space (m²)
Play space requirement	10	59.8

Play space calculation

5.4 Planting palette

Tree Type 1

Portuguese Laurel – Prunus Lusitanica Angustifolio
Planted with as 250-300m full standard (clear stem 180cm) pot grown about 100Lt.
Ultimate height 4-8m and 4-8 spread
To be maintained as an oval dome 3mx3m by annual clipping in the late autumn

Tree Type 2

Japanese Dogwood– Cornus Kousa Schmetterling - Multi-stem
Planted with as 2-2.5 m specimen, pot grown about 50-75lt.
Ultimate height 3-5m and 3-4 spread
To be maintained with a multi domed canopy by annual clipping in the late autumn to restrict the canopy to a maximum of 3m spread.

Tree/ shrub Type 3

Photinia Red Robin Fraseri – Shrub Tree
Planted with as 2m high pot grown about 75-100Lt.
Ultimate height 3-4m spread 2m approximately
To be maintained as a vertical shaped shrub about 2-5m high and 1.5m spread. Trim in the spring

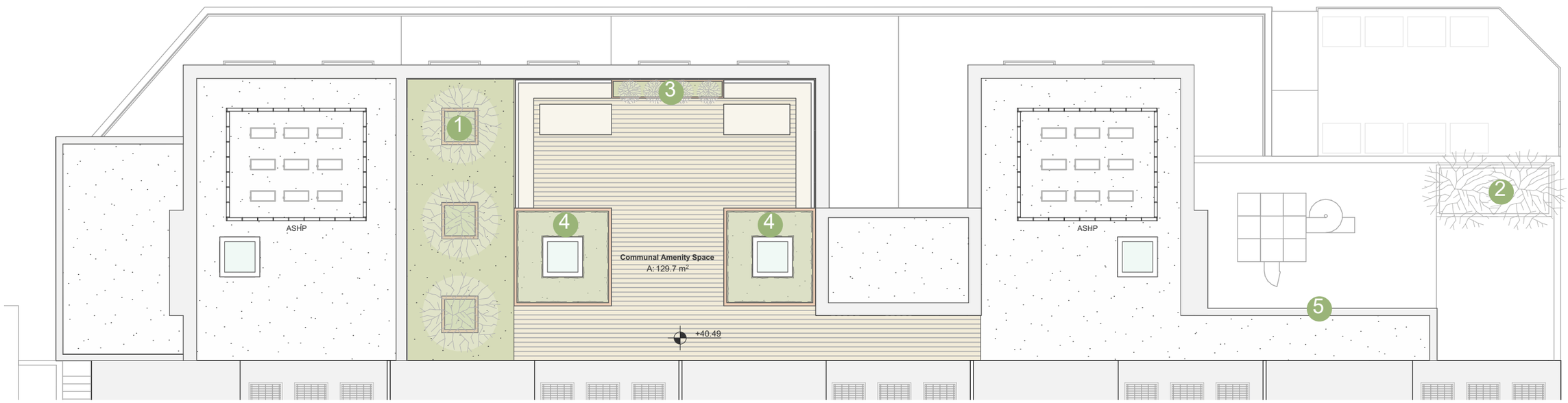
Shrub Type 4

Camellia Japonica 3 x Pink and 3 x Red form– Shrub
Planted with as 1m high pot grown
Ultimate height 2-3m spread 1.5-2m approximately.
To be maintained as a roughly roundish shaped shrub. Slow growing so it does not need a lot of pruning light prune in the spring to maintain shape.

Climber Type 5

Clematis Vitalba (travellers' joy).

All plants would be planted at ground level in small Green Blue tree boxes each of 5.4m3. Plants planted two per box, pits at 3m intervals at the base of the building.



Extract from roof plan

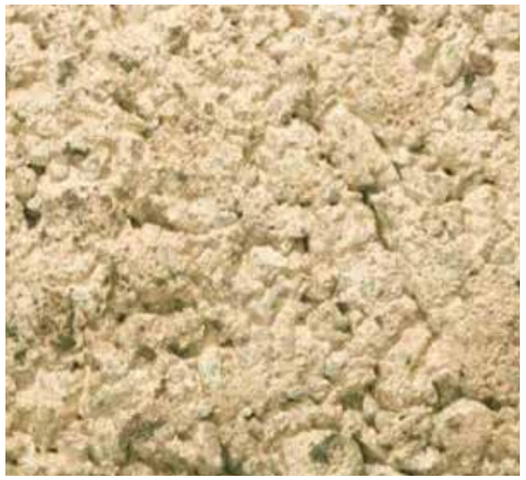
5.5 Materials palette

The materials on this page were chosen for the following reasons

- Complimentary to the building design
- Hard wearing
- Low maintenance
- Slip resistance
- Manufactured from recycle material and/ or highly recyclable

Planters
Manufacturer: Adezz
Type:Andes
Colour: Corten steel

Roof terrace decking
Manufacturer: Millboard
Type:Composite decking
Colour: Weathered Oak
Vintage



Yard road surface
Manufacturer: Tarmac
Type:Asphalt Ulticolour
Colour: Light buff

Benching
Manufacturer: Contemporary Fencing
Type:Composite timber
Colour: Cedar

Green Wall - support structure
Manufacturer: Jakob
Type:Stainless steel trellis system
Colour: Silver

Communal space - privacy glass
Manufacturer: SHP
Type:Laminated glass
Colour: Opaque white

5.7 Biodiversity

The planting opportunities will be proposed for their ability support wildlife to maximise the species that can be supported on site. We have included the following landscape habitats. All plants and trees have been selected on the right plant right place principle to ensure that the scheme is robust and has longevity.

A number of devices to attract and provide habitat for wildlife within the development. The new planting which includes evergreen and deciduous plants, flowing perennials, shrubs and trees for diversity. We aim to attract a range of insects, birds and bats to the development. The details and number of equipment items are illustrated below.

Green wall – trellis based system

Habitat rich boundaries – living wall

Habitat support through the use of insect hotels

Built in swift boxes designed to fit within brick dimensions.
Woodstone invisible box

Built in starling boxes designed to fit within brick dimensions.
Woodstone invisible box

Stainless steel bird feeder and water bath.
Opossum Design No1

John O'Conner Beekeeping services provide and manage both the bees and beehive with their regular maintenance programme

5.7 Biodiversity

Bird boxes

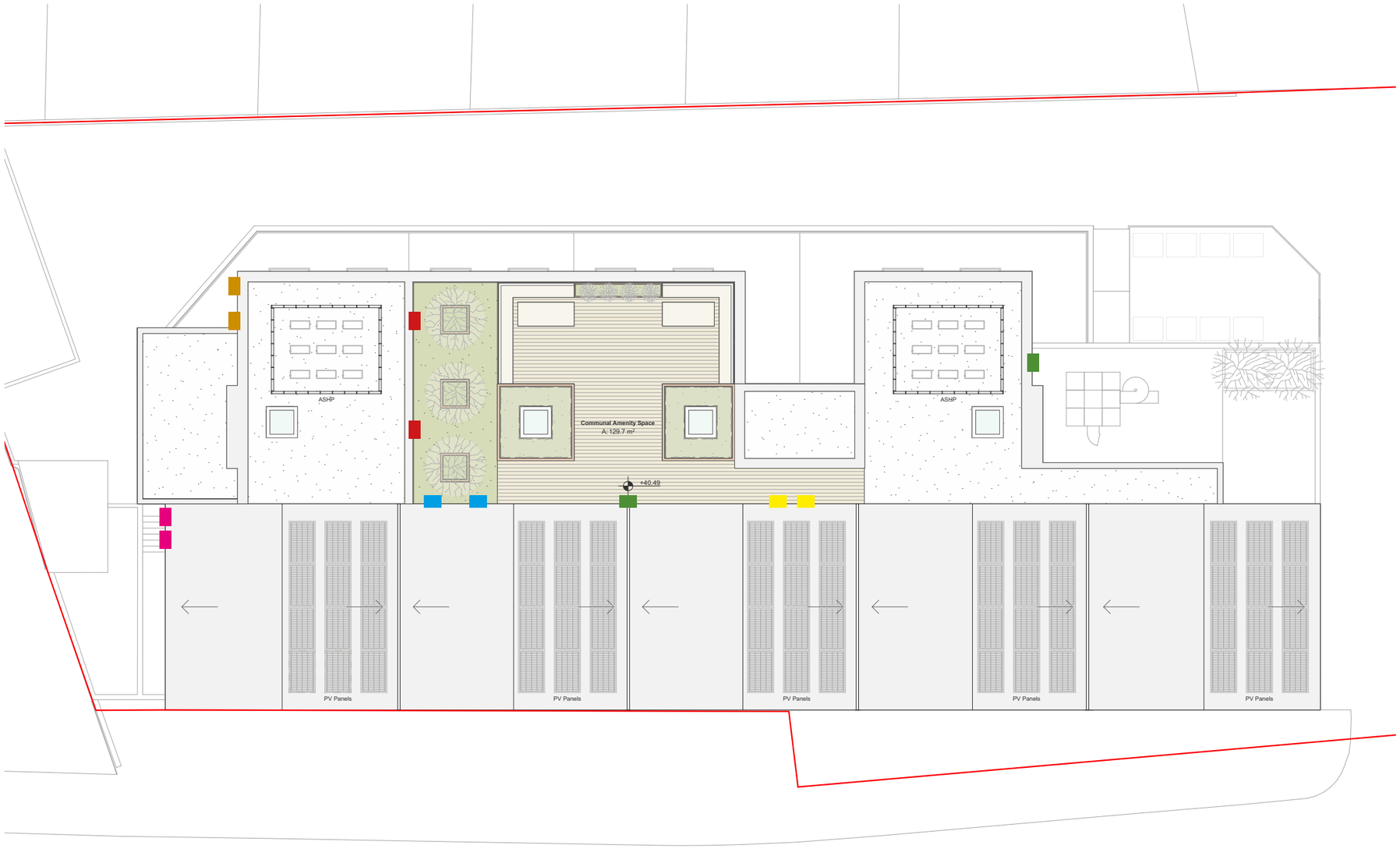
The roof plan on his page shows indicative locations of bird boxes (swift and starlings). These are located below the building eaves.

Bug Hotels

We are proposing to install bug hotels on the communal roof area and play space similar to those illustrated on p59. These will be mounted on walls approximately 1m from finished floor level.

For further information please refer to the Biodiversity Enhancement & Management Plan prepared by Delta Simons which accompanies this application.

Exact locations of species habitats will be identified through the next stage of work RIBA Stage 4.



Key

- *Open fronted bird box*
- *Bat boxes*
- *Sparrow nest box*
- *Small holed bird box*
- *Swift nest box*
- *Insect hotel*

Roof plan

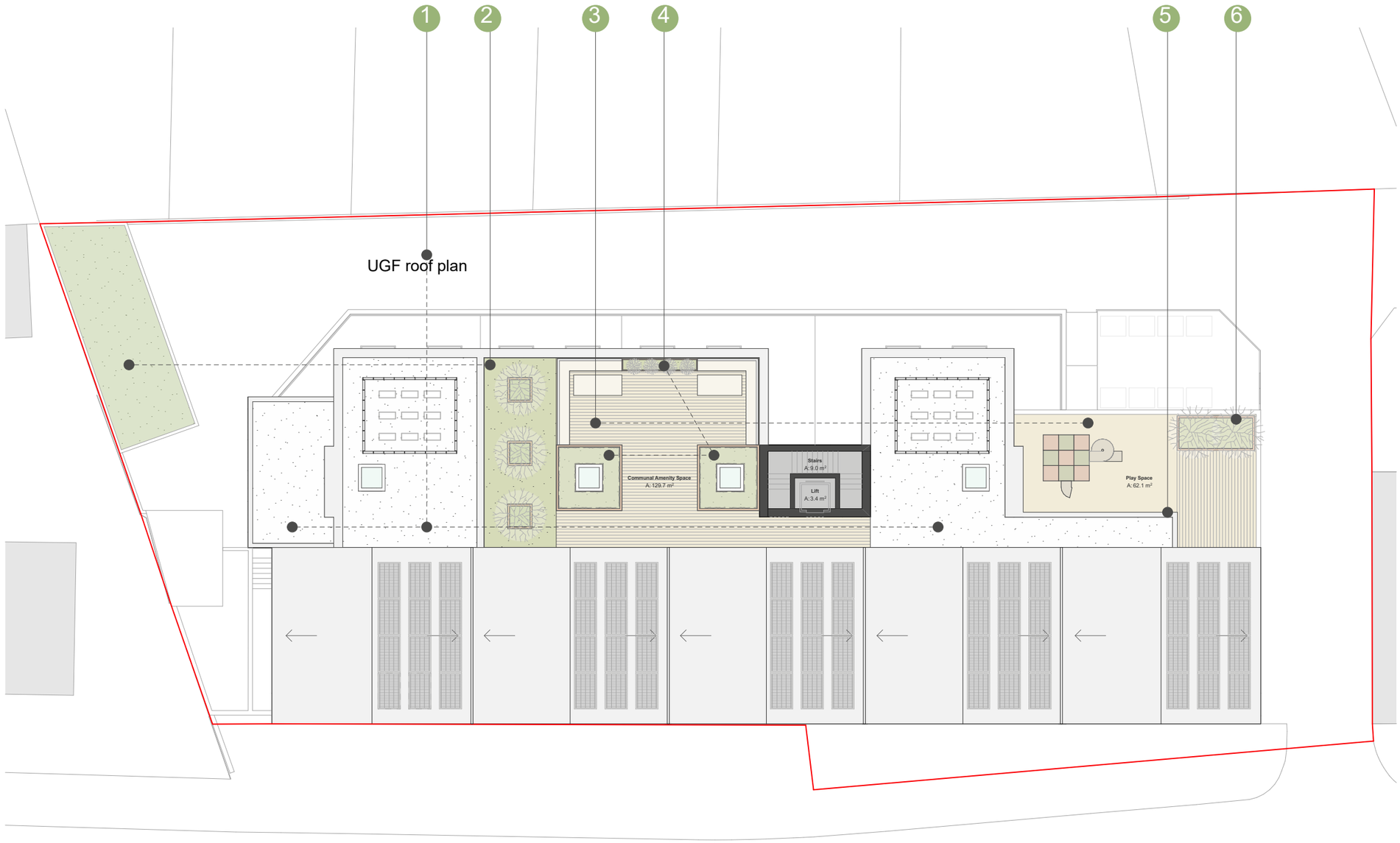
5.8 Urban greening factor

The London Plan Urban Greening Factor targets scores of 0.4 for predominately residential development and 0.3 for predominately commercial development.

For this project, we are using 0.4 as the target factor.

The table below indicates this project can achieve a UGF figure of 0.104

For further information please refer to the Urban Greening Factor Report prepared by Delta Simons which accompanies this application.



Roof plan

Key

1. Permeable paving - 703.7m²
   Car parking and circulation - 546.8m²
   Pebble border - 156.9m²
2. Extensive green roof - 41.2m²
3. Roof amenity / Play space - 130.6m²
   Composite timber decking - 93.8m²
   Rubber flooring - 36.8m²
4. Flower-rich perennial planting - 19.4m²
5. Green wall - 38.5m²
6. Standard trees planted in pits - 10.8m²

5.8 Urban greening factor

Urban Greening Factor Calculator				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8		0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	41.2	28.84	
Flower-rich perennial planting.	0.7	19.4	13.58	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	10.8	6.48	
Green wall –modular system or climbers rooted in soil.	0.6	38.5	23.1	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	28.5	11.4	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	834.3	83.43	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			**166.83**	
Total site area (m²)			1600	
Urban Greening Factor			**0.10426875**	

UGF calculation chart

5.9 Maintenance & summary

Overview

The landscape management following installation is the key to its long-term success. Good maintenance for both hard and softscape will ensure that the quality of the design is realised and the landscape retained as a useable and attractive environment.

To ensure success, we have established some key management and maintenance operations. This approach will ensure trees and planting areas are maintained that hardscape and site furnishings are retained in good working condition.

Management and Maintenance Objectives

The list below are key aims and objectives:

- Long term sustainable landscape
- Maintenance of plant vitality and biodiversity
- Cleanliness
- Repair

Long Term Sustainable Landscape

To ensure that the scheme is highly sustainable all aspects of the future management and maintenance of the landscape will be environmentally sensitive. Plant health will be ensured by ensuring good growing conditions, no pesticides or herbicides will be used. Hand work will be used where possible and the use of petrol or diesel machines should be eliminated in favour of electric plant is mechanical assistance is require.

Examples of these principles include:

- Supporting local nurseries and minimising transport through local plant and equipment sourcing.
- Using organic, slow releaser fertilisers such as hoof and horn.
- Planting to provide a dense ground cover within planting beds, minimising the need for mulching and weeding.
- Mulching clippings and cuttings in place rather than bagging and removing; this helps prevent evaporation and provides essential nutrients
- Not cutting herbaceous perennials seed heads and grasses till the spring to provide shelter and wildlife habitat while minimising the need for maintenance.
- Ensuring that the wildlife homes are annually cleaned out and maintained to make sure that wildlife as well as the plants are providing full benefit.
- Rainwater recycling is being used for irrigation to minimise use of water.

Maintenance Of Plant Vitality and Biodiversity

- The key to ensuring the vitality of the plants and wildlife habitat is ensuring that it is installed correctly to specification. To that end a full 5 year planting and maintenance plan will form the basis of the contract tender to ensure quality is achieved. A 5 year guarantee on the new tree planting and green wall planting will be sought.
- The installation will be supervised and inspected to ensure it is well executed.
- Once installed and before site handover a maintenance contract will be put in place.

Cleanliness

- To ensure the landscape looks good and is therefore providing benefit and well used in the future it will be important that the site is retained clean and tidy. A regular litter pick, cleaning of leaves in the autumn, drains and corners, seating and planted areas will be included in the maintenance plan.

Repair

Repairs will be minimised in the first instance by the use of a high quality specification of plants and materials. A planned maintenance regime is desirable as this will also minimise the need for future repair and will prevent items falling into disrepair. This plan will include:-

- A quarterly check on equipment and redecoration in accordance with manufacturer's recommendation.
- A quarterly check on plant health. Replace of plants generally either in the autumn of spring (or as required by the plant species) using pot grown plants to maximise their chances of success.

Summary

Through careful intervention we have managed to design a landscape scheme that will transform the site whilst preserving the functionality of the use of the building. The site will be intensified in terms of use with residential housing provided along side the enhanced amenities.

The proposal has sought to maximise bio-diversity where possible. The intensified use sits comfortable with increased nature. Bird, bat and insect boxes, sources or food and water are features in the proposal that are necessary and useful to help provide new habitat but are also features of the design that will be attractive and of interest to the new site users and residents.

The landscape provides for the needs of the new residents through the provision of generous private terraces and new communal spaces that are the focus of the landscape design. The new provision includes a diversity of space and many opportunities for all occupants to use the outdoor communal provision throughout the year.

The façades host a green wall on the east side and many bird and bat boxes appropriately placed to provide good access and habitats.

The landscape is bio-diverse with species rich planting, low environmental impact hard landscape products and has been designed with practical maintenance in mind so that it will be easy to keep in good shape for the residents and commercial users in future years.