

**LAST MILE DELIVERY,
FORMER GSK SITE**
Prologis Park, West London

LANDSCAPE DESIGN STATEMENT



Ref:	1982-19-RP11	Rev A
Author:	MAB	
Checked:		
Date	16/03/2021	



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1.0 Generally

The soft landscape strategy for the proposed development refer to Barry Chinn Associates drawing numbers 1982/19-15E for the 'Landscape Concept Proposal' and 1982/19-17B for Illustrative Landscape Sections'

2.0 Landscape Design Strategy 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) Maintain as many of the important 'Stockley Park' landscape features as possible and seek to reinforce the essence of the original 'Stockley Park' design language within the scheme.
- b) To retain and protect the existing trees and hedges except those to be removed to facilitate the new access points.
- c) To ensure the successful establishment and retention of the landscape scheme and effective landscape buffer planting, particularly along the boundaries of the site to provide an attractive setting and backdrop for the development.
- d) Where appropriate take opportunities to improve potential habitat bio-diversity on the site with the introduction of features such as bat/bird boxes, and the inclusion of hibernacula/log piles and hedgehog gateways installed within the boundary fences.
- e) Enhance the amenity value of the site and provide an attractive and welcoming environment sympathetic with the existing landscape character of the area;
- f) To reflect and complement the Architecture of the buildings;
- g) To create a 'feel safe' environment for site users;
- h) To consider sustainability in terms of both materials selection and maintenance;
- i) 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 Existing Landscape

Existing trees on or adjacent to the site were surveyed by the Tree and Woodland Consultancy in August 2019 in accordance with BS5837:2012 "Trees In Relation To Design, Demolition and Construction – Recommendations." A pre-development tree survey (PDTs) and Arboricultural Impact Assessment will also be submitted in support of the application.

Along the western boundary of the site adjacent to Iron Bridge Road North is a double avenue of semi-mature broad leafed lime trees (reference G1 in Pre-Development Tree Survey) set either side of the footway which continues in part along Horton Road. Behind the avenue pyracantha has been planted and consistently managed thus providing low level boundary screening to approximately 1.3m in height.

Along the southern boundary adjacent to the Grand Union Canal is a band of low density scrubby woodland dominated by hawthorn and dog rose. Large stature trees within the woodland are primarily field maple and wild cherry.

Along the eastern boundary parallel to Stockley Road a mixed species hedge runs beside the footway providing a dense screen up to 4m in places behind which dense woodland planting grows upon the sloping highway embankment. The majority of the taller trees are pine, lime, field maple and cherry under which there is a dense tangled understorey. The woodland belt provides a strong screen from the roadside boundary forming an important GI asset.

Within the site a strong linear form has resulted from rows of trees planted between parking bays across the car park and alongside the central GSK building further emphasised by hedge planting beneath. Tree species primarily are broad leafed lime and London plane with silver lime planted as feature trees. Hedge species are primarily either hornbeam or pyracantha.

The existing vegetation in the wider setting is an important part of the landscape with mature planting to the north of the site within Stockley Country Park and the golf course as well as established planting within the commercial/business development of Stockley Park. The northern side of the Grand Union Canal from the Iron Bridge Road North bridge and Printing House Lane bridge is bounded by mature vegetation forming a dense screen in places to the adjacent built development.

4.0 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 framework.

The landscape strategy for the application site had been designed to be a coherent structured landscape providing a positive setting for the proposed development drawing influence from the adjacent Stockley Park now grade II listed. The aim of the landscape is not necessarily to screen the development in its entirety, but to respect the scale and setting of the surrounding landscape context.

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 in particular along the eastern and southern boundaries. Where a higher level of amenity is required, ornamental species are included around the building envelopes and within prominent locations throughout the car parks and adjacent to footpaths. In order to maximise bio-diversity gain a percentage of each office will also incorporate a green roof as well as large panels of ivy screens integrated into the building elevations that create attractive living walls that will also serve to break up the massing of the units.

Northern Boundary

The pollarded Lime Avenue that runs along this boundary forming an important feature of the street scene is to be retained. A formally clipped carpinus hedge will wrap around the frontage linking back into the existing section of carpinus hedge that continues east before joining with Stockley Road. A significant zone of ornamental planting then begins to step down to tie back into the grass verge and pedestrian footpath along Horton Road. An avenue of extra heavy standard trees will help to soften the massing of the unit providing a welcome injection of new form and colour to that of the Lime Avenue which is traditionally heavily managed.

Where the office frontage and car park faces on to the roundabout a combination of native and ornamental species are proposed to reinforce and enhance the landscape at this prominent juncture. Within the car park, bays will be framed with clipped hornbeam hedges and lined with avenues of extra heavy standard trees drawing influence from Stockley Park. A liner rain garden wraps around the car park capturing surface run off and improving biodiversity.

Eastern Boundary

Much of the dense buffer vegetation along the eastern boundary is to be retained and enhanced with additional native thicket planting and blocks of extra heavy standard trees to improve age diversity and screening potential. The existing attenuation basin will be cleared of woodland scrub vegetation, locally remodelled as necessary, sown with inundation grassland mix and planted with native marginal species to provide opportunities for bats, birds reptiles, amphibians and invertebrates.

Southern Boundary

As with the eastern boundary the existing buffer that separates the site from the Grand Union Canal is to be largely retained and managed. A number of soft landscape enhancements are proposed with the intention of improving pedestrian permeability and accessibility. These include, the management of landscape immediately adjacent to the towpath to reduce over shadowing and improve forward visibility, the inclusion of way marker signage and interpretation boards, the removal of spoil and fly tipping debris, in filling of the bank with native planting and removal of a block of Willow planting that has begun to collapse due to lack of active management. Where the service yard faces the canal, this will be softened with native hedge planting and extra heavy standard trees.

Western Boundary

Along the western boundary the main emphasis has been to retain and enhance the existing double row of pollarded Limes that run parallel to the footpath forming an important/ attractive part of the street scene. Where identified the tree avenue will be infilled with semi mature tree stock and management to maintain the existing appearance. The existing ornamental planting and railing that formed part of the previous landscape infrastructure will be carefully removed and replaced with a wider grass verge set in front of a tiered ornamental planting zone incorporating an avenue of extra heavy standard trees in front of a formally clipped Carpinus hedge that will be maintained at around 1.8m tall to screen the activity beyond. The screening

provided by the landscape will be further reinforced with a secondary avenue of more fastigate style tree set within a landscape zone. The imposing sculpture associated with sites former use will be retained and updated to be set within a formal pond taking design inspiration from the use of water around entrances as seen within the original phases of Stockley Park.

Where practical the parking and service yard areas have been softened by tree, hedge and ornamental groundcover planting. A strong emphasis has been placed on landscape within the parking areas, specifically the inclusion of substantial extra heavy standard trees and linear blocks of hedging to break up and screen parking areas. As you enter the parking zones off Iron Bridge Road a block of ornamental and feature tree planting has been specifically placed to restrict views of parked cars and present a well vegetated arrival zone. The arrival zone of each unit has also been emphasised with feature paving and specimen box headed trees set into tree grilles. Adjacent to main footpaths low ground cover planting and mown grass verges provide well-defined open routes creating a safe and unobstructed environment for pedestrians. At key locations specimen shrubs situated within areas of low ground cover planting provide a contrast in height, texture and colour whilst a mix of deciduous and evergreen plant species offers a diverse range of seasonal interest. Discrete amenity zones have also been provided to allow employees and visitors the opportunity to sit, relax and socialise in an attractive setting.

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.

5.0 Establishment, Maintenance and Management

A combination of plant stock and plant sizes will be used to maximise the effectiveness of the planting within the minimum period. Semi Mature and Extra Heavy Standard trees (4.25 – 6.5m height at planting) will be used to create an initial sense of structure and maturity. These will be interspersed throughout the boundary planting with other trees of different stock sizes to replicate the variation of natural canopy cover.

Smaller plants are quicker to establish and more likely to adapt to new growing conditions. It is therefore intended for the best medium to long term gain to plant the taller growing native trees and understorey shrubs as bare-rooted (400-600mm high) transplants or as feathered trees (up to 2.1m in height) with occasional groups of extra heavy standard trees (and other size trees) to provide immediate screening in more sensitive areas such as along the eastern and western boundaries.

To achieve good growth rates in the early years it is important to source quality plant material which should be planted in accordance with recommended horticultural techniques in to suitably prepared ground conditions with a high standard of aftercare.

The establishment and future success of the landscaping is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Therefore, as part of any detailed application for the site a 10-year soft landscape maintenance and management plan will be prepared.

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 that the landscape develops in a manner commensurate with the original design intentions;
- 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 ensure the successful establishment and continued growth through to majority of the retained vegetation and proposed woodland, trees, shrubs, grassland and wildflower areas.
- To ensure that the maintenance and management of the soft landscape areas is commensurate with; and achieves the aims and objectives of, sound ecological management and enhancement.
- To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements.

- To retain the natural growth from and maximise the seasonal potential of individual species by the pruning methods adopted.
- To manage the landscape in a manner convivial with the safety of users of the site, for example through the maintenance of visibility splays and the removal of dead, dying or diseased tree branches.

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.

6.0 Conclusion

Ultimately the landscape strategy aims to create a development that sits comfortably within its surroundings and is in keeping with the Large-Scale Employment character 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.

7.0 Tree Protection

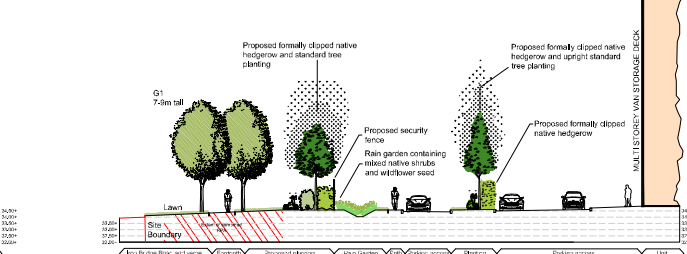
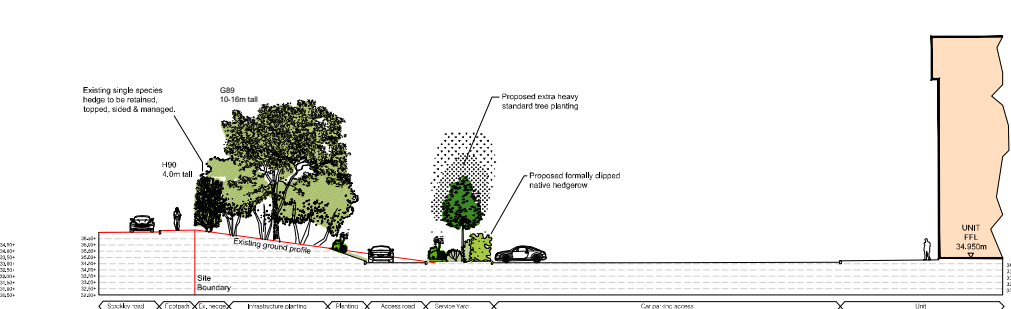
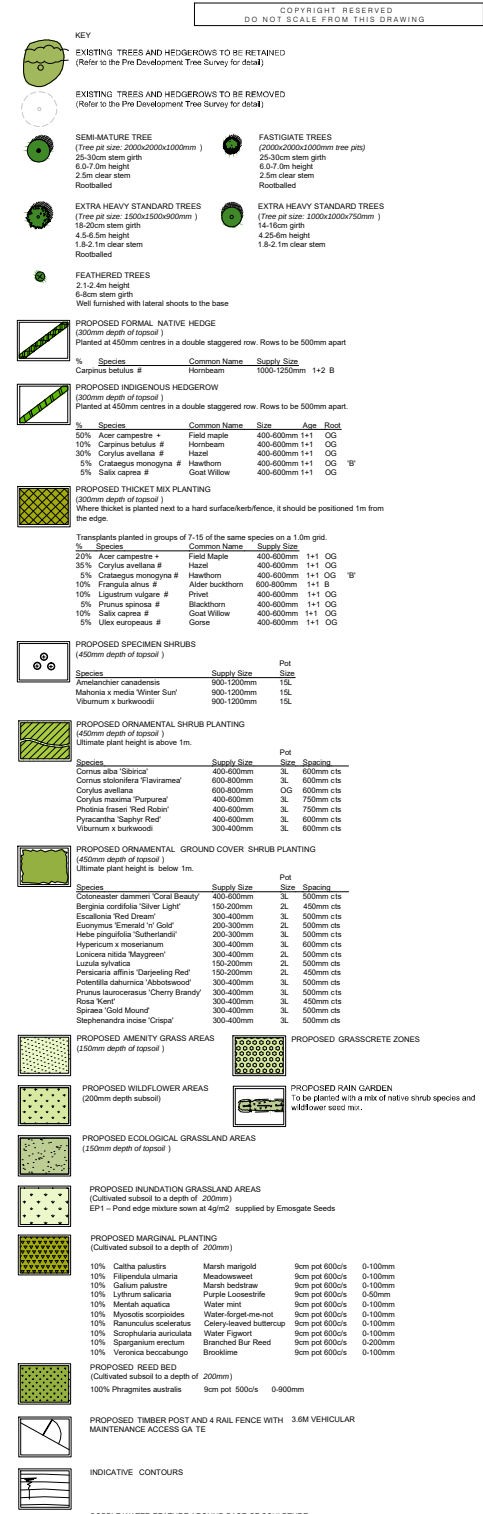
Due to the nature of the earthworks cut and fill operation to create large flat development platforms the vegetation retention is restricted to areas close to and along the boundaries of the site. Where existing trees and hedges are to be retained they will be protected in accordance with BS 5837:2012 – 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.

8.0 Supporting Documentation

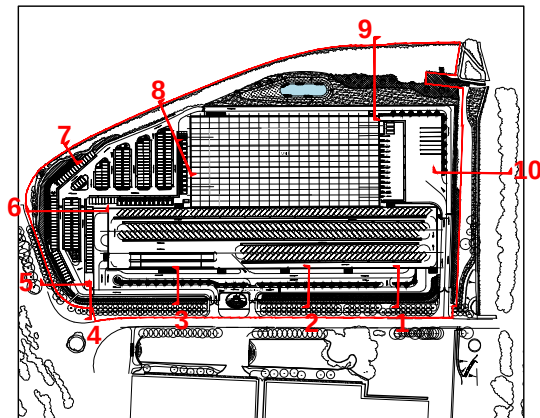
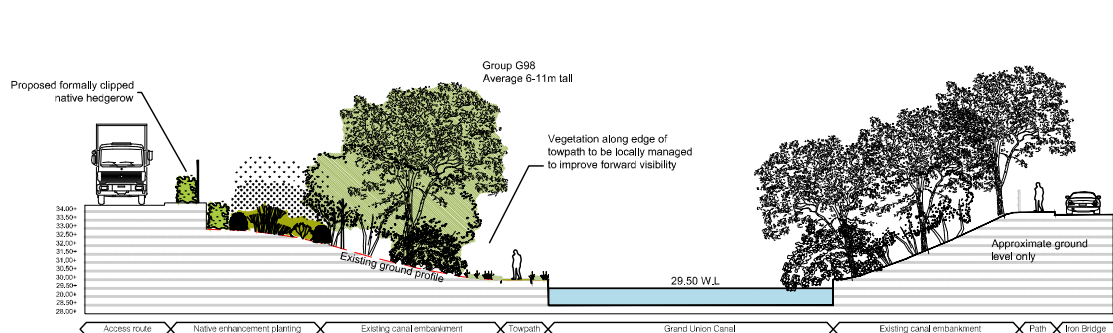
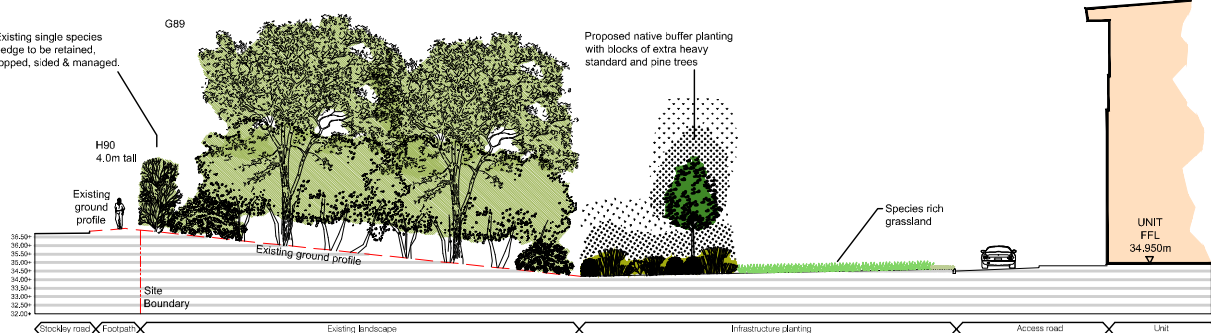
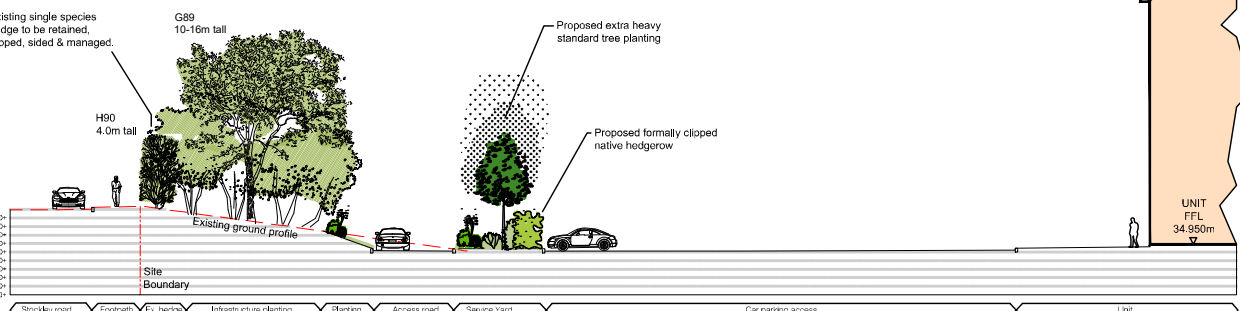
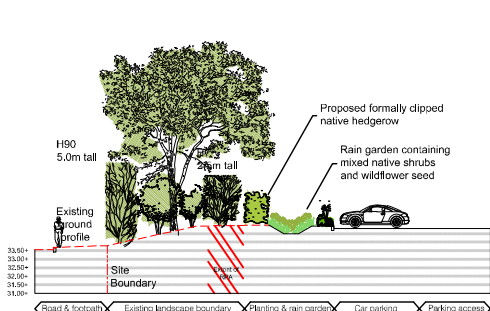
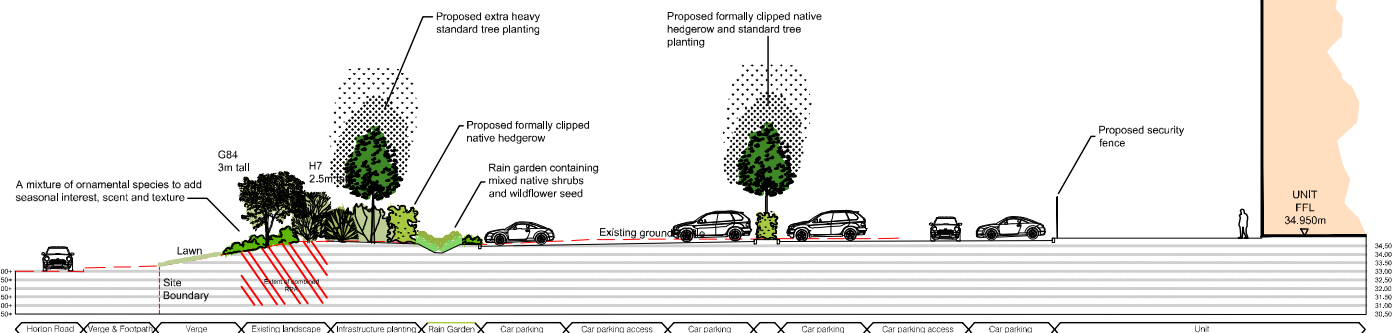
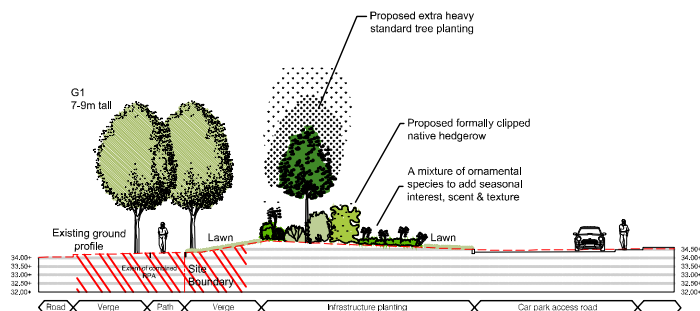
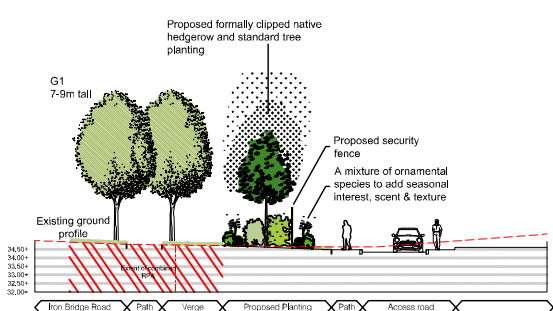
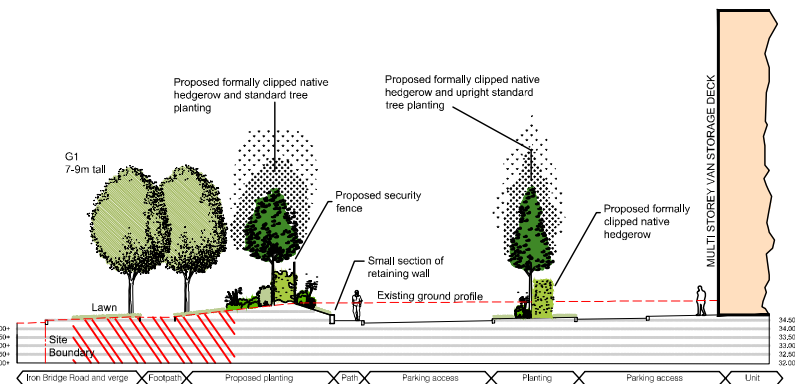
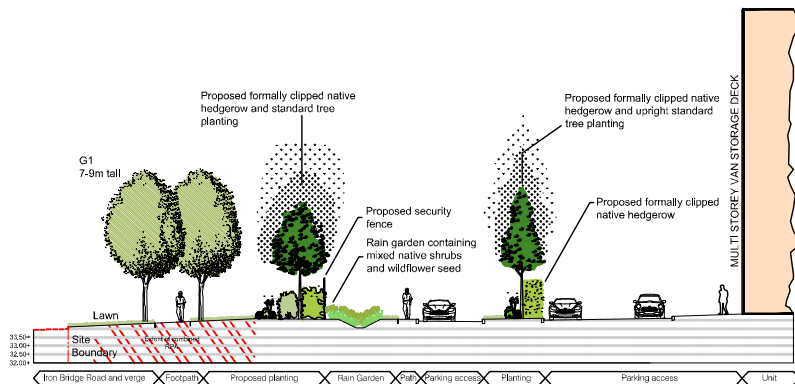
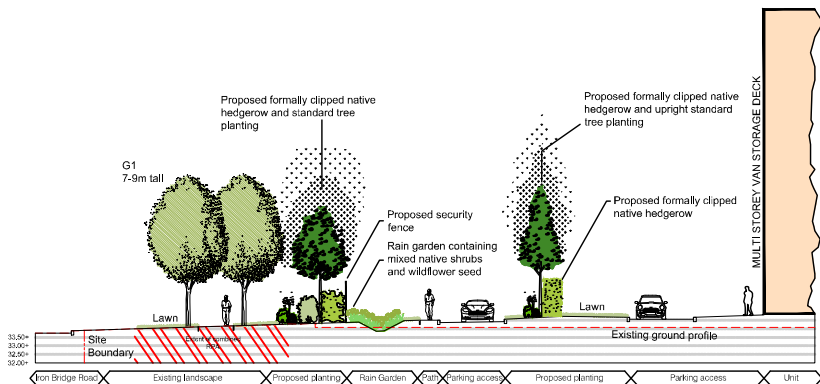
The following documentation is submitted in support of the landscape proposals for the development:

Barry Chinn Associates Drawings and Documents:

1982/19-15E	Landscape Concept Plan
1982/19-17B	Landscape Concept Sections



REV E	Minor annotation change	30-07-21 M
REV D	Water feature to base of sculpture added	29-04-21 M
REV C	Attenuation pond updated	19-03-21 M
REV B	Sections added to layout	24-02-21 M
REV A	Additional planting added to service yard perimeter	17-02-21 M
REV NOTE		DATE A



REV A	Minor update to landscape plan	30-07-21 MAB
REV A	Section 9 updated	30-03-21 MAB
REV NOTE		DATE AUTH

BCA **BARRY CHINN** associates
Landscape Architects
PROLOGIS

PROJECT
**FORMER GSK SITE,
PROLOGIS PARK,
WEST LONDON**

DRAWING
**LAST MILE DELIVERY
LANDSCAPE CONCEPT
SECTIONS**

CONTRACT	1982/19	DRG NO.	17
DATE	24-02-21	DRAWN	
ISSUE	Planning	CHECKED	B
SCALE	1:200	ORIG SHEET	
CAD FILE	1982-19-15.dwg	REV	