

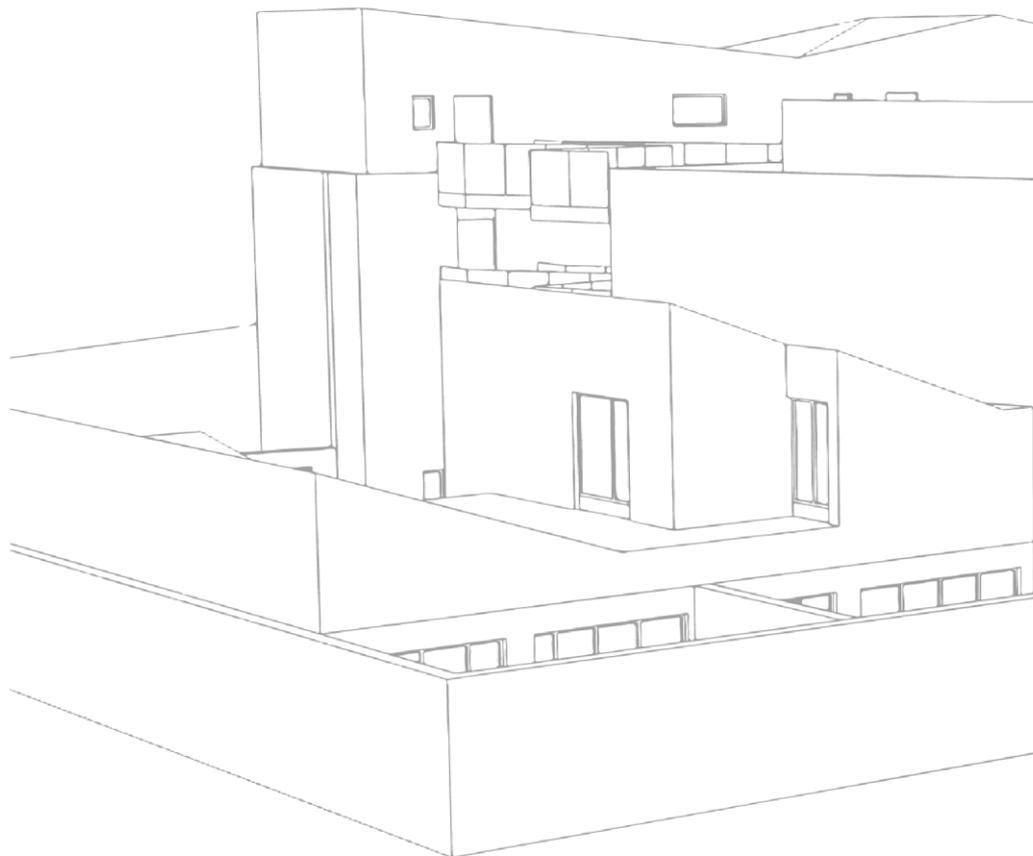
# Landscape Strategy

Development management procedures

Conversion of existing office building to 34 residential flats (Use class C3)

Salamander Quay  
Uxbridge  
London

Date: July 2025



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## 1. INTRODUCTION

This Landscape Strategy supports a full planning application for the conversion of the existing office building at Salamander Quay, Harefield, into residential apartments. It sets out the approach to both hard and soft landscaping to ensure compliance with national and local guidance, including:

- The London Borough of Hillingdon Local Plan: Part 1 and Part 2
- Hillingdon's Design and Accessibility Statement (HDAS) – Residential Layouts
- The Hillingdon Open Space Strategy
- The London Plan (2021), particularly Policies G5 (Urban Greening), G6 (Biodiversity), and D1 (Design Quality)

This strategy aims to deliver high-quality, robust, and ecologically sensitive landscaping that supports the transformation of the site into a sustainable and well-functioning residential environment.



## 2. DESIGN OBJECTIVES

The proposed landscape scheme has been developed with the following core objectives, aligned with local planning policy:

- Create an attractive and functional setting for residential living.
- Provide adequate private and communal amenity space in accordance with HDAS Residential Layouts which requires a minimum of 20 sqm per unit for communal space in flatted developments.
- Retain and integrate existing natural features along the Grand Union Canal, designated as a Site of Importance for Nature Conservation (SINC).
- Enhance urban greening and biodiversity through planting and ecological enhancements, contributing to the Urban Greening Factor targets outlined in the London Plan.
- Promote safety and accessibility through well-lit, level, and clearly legible routes.



Figure 1- Proposed site layout

### 3. HARD LANDSCAPING

- Parking Rationalisation: Selected parking bays near the main entrance are removed to enable new landscaped communal spaces. A total of 60 vehicle spaces are retained, including active and passive EV charging, consistent with Hillingdon's Sustainable Community Strategy objectives for climate resilience.
- Pathways and Circulation: New and existing pedestrian routes will be surfaced using resin-bound permeable paving, complying with SUDS principles set out in the Mayor's Sustainable Design and Construction SPG.
- Wayfinding and Lighting: Lighting will be minimal, low-level and hooded, to minimise ecological disturbance, particularly to canal-side habitats. This aligns with Hillingdon's guidance on sensitive lighting near wildlife corridors.
- Street Furniture: Integrated bench seating is located within communal spaces to encourage use and social interaction.



*Figure 2 - integrated bench seating*

#### 4. SOFT LANDSCAPING

- New Green Infrastructure: In accordance with London Plan Policy G5, the proposed design increases soft landscaping by replacing some parking areas with grassed and planted communal gardens.
- Tree Planting: Additional tree planting within the car park and garden spaces enhances shade and reduces the urban heat island effect, aligning with Hillingdon's Tree Strategy.
- Amenity Lawns and Hedging: Grass lawns, low formal hedging (Beech or Box), and pollinator-friendly ground cover are provided to define spaces and support local wildlife.
- Canal-Side Habitat Retention: All existing vegetation adjacent to the Grand Union Canal will be preserved and selectively enhanced to retain its habitat value. This respects the canal's SINC designation and supports the Hillingdon Biodiversity Action Plan (BAP).
- Private Balconies and Patios: Apartments on lower and upper floors will be provided with defined private amenity spaces, designed in line with HDAS requirements and with planting used to provide privacy where appropriate.



*Figure 3 - New tree planting*

## 5. BIODIVERSITY ENHANCEMENTS

To meet Hillingdon's Green Infrastructure and Biodiversity Policy DMHB 14 and London Plan Policy G6, the following enhancements are proposed:

- Bat Boxes: Installed on southern elevations, respecting light sensitivity.
- Bird Boxes: Positioned on north and east elevations to encourage local species.
- Green Roof: A green roof will be incorporated on part of the retained building to further enhance biodiversity, attenuate rainfall, and provide visual relief.
- Pollinator Planting: Use of native and nectar-rich plant species will support bees, butterflies, and other invertebrates.
- Green Walls and Planters: Strategically placed green walls and planters will help manage surface water runoff and enhance the aesthetic value of the development.



Figure 4 - Bat box



Figure 5 - 'Green wall'

## 6. MAINTENANCE AND MANAGEMENT

A long-term management strategy will ensure the quality and health of the landscape. Key provisions include:

- Regular maintenance of trees, hedging, and planting beds.
- Litter collection and upkeep of communal furniture and lighting.
- Seasonal review and replacement of planting to maintain visual quality and ecological performance.
- Inspection and upkeep of bat and bird boxes.

## 6. CONCLUSION

The landscape proposals for Salamander Quay present a sensitive and high-quality scheme that responds to and enhances the canal-side setting and contributes to biodiversity net gain and urban greening, as expected under local and regional policy.



*Figure 6 - Grand Union Canal*