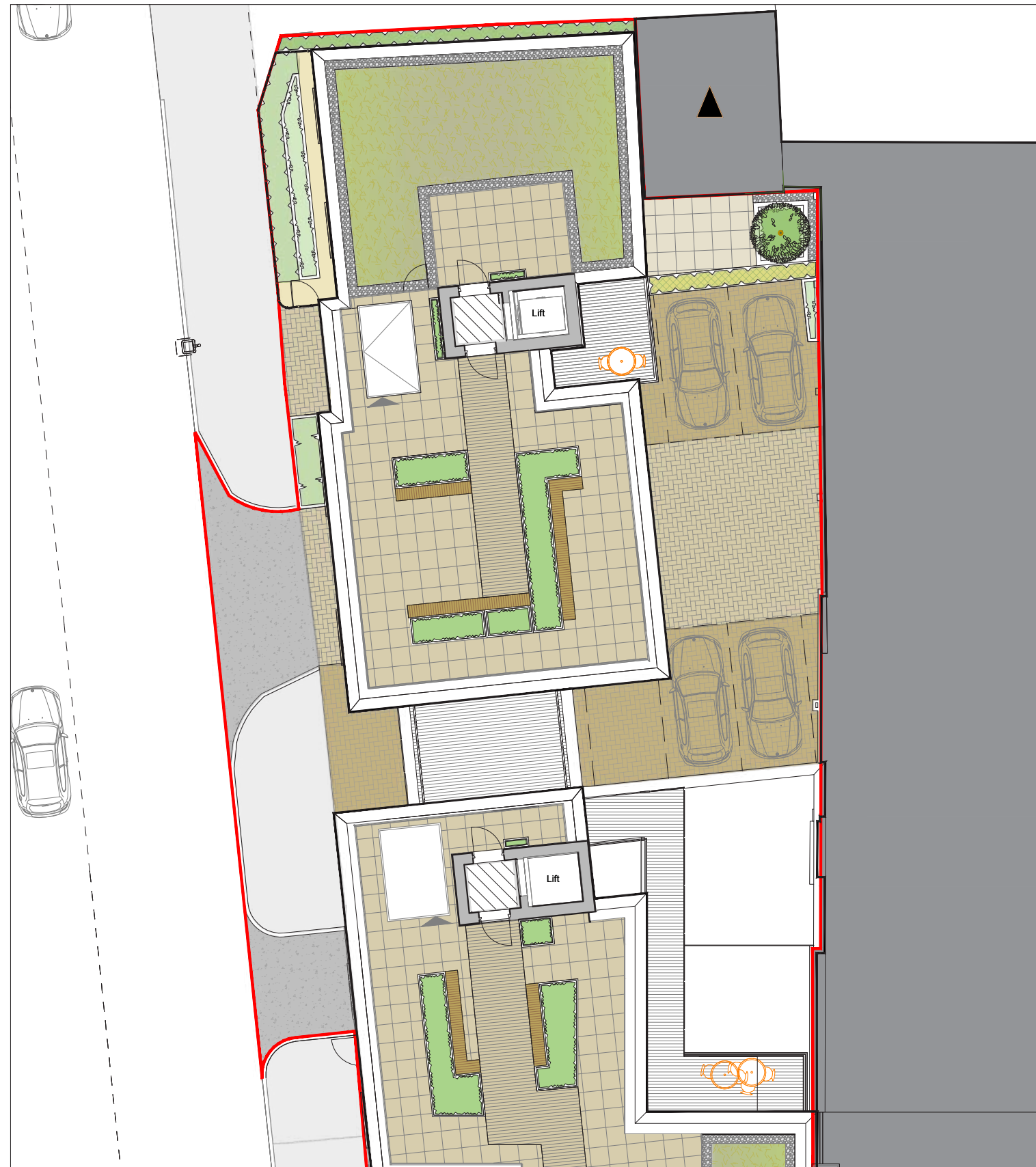




152-154 Uxbridge Road, Hayes, Middlesex, UB4 0JH|887|
|LANDSCAPE STRATEGY|JANUARY 2022

BRADFORD-SMITH
 LANDSCAPE ARCHITECT



Aerial Photograph -
Google Earth Image

SITE PHOTOGRAPHS



Photo 1: View looking east from Brookside Road of northern part of the application site.



Photo 2: View looking south-east from Brookside Road towards southern part of application site.



Photo 3: View from within the site looking north-east towards the existing substation and immediately adjacent single storey buildings.



Photo 4: View from within the site looking north towards southern elevation of No2 Brookside Road and adjacent properties.



Photo 5: View of unmade access track between the site and No 2 Brookside Road.



Photo 6: View looking north-east from Brookside Road to northern part of the application site.



Photo 7: View of western elevation of existing building to be demolished from the road junction of Brookside Road and Uxbridge Road.



Photo 8: View from pedestrian crossing on Uxbridge Road looking north of existing building to be demolished.



Photo 9: View from southern footpath on Uxbridge Road (A4020) looking north towards the application site.

SOFT LANDSCAPING STRATEGY

TREES

- Small non-native species where space is limited to provide biodiversity enhancement, seasonal colour and interest.
- Fruit and nut bearing species.
- Nectar and pollen-rich species.
- Using species to encourage wildlife and enhance biodiversity within the site; sourced from stock of local provenance avoiding invasive species and cultivars.
- To create all year round interest/ structure and seasonal colour.



Amelanchier multi-stem species



Amelanchier multi-stem - spring flowers



Amelanchier multi-stem in autumn



Amelanchier Robin Hill



Multi-stem large shrub species

HEDGEROW PLANTING

- New mixed native hedgerows to provide enclosure and green corridors/ connectivity with the on site and periphery existing vegetation.
- Bare -root transplants; 60-80cm high.
- Planting Density: Double staggered rows 0.45m centres and 0.35 offset.
- Using native species sourced from stock of local provenance.



Taxus baccata



Privet



Fagus sylvatica (winter)



Carpinus betulus



Escallonia species



Elaeagnus x ebbingei 'Compacta'



Osmanthus delavayi

SOFT LANDSCAPING STRATEGY

STRUCTURAL SHRUB PLANTING

- A mixture of robust deciduous and evergreen shrubs and herbaceous planting mix.
- To create all year round interest/ structure and seasonal colour.
- Shade tolerant species to northern and eastern aspects.
- Pot sizes: 3L, 5L & 7.5L.
- Specimens planted as 10L.
- Planting Densities: 2.5-5/m2



Mahonia species



Sarcococca confusa



Ilex crenata species



Choisya ternata



Dryopteris species



Viburnum species



Liriope muscari species



Elaeagnus x ebbingei



Euonymus species



Lonicera species

ORNAMENTAL PLANTING

- Ornamental planting specify species with nectar -rich flowers that are beneficial to pollinating insects.
- Avoid potentially invasive species.
- Shrubs and herbaceous planting mix to sunny /semi-shaded areas.
- Shade tolerant species to northern and eastern aspects.
- Robust plants and plants that attract wildlife.
- To create all year round interest/ structure and seasonal color.
- Pot sizes: 3L, 5L & 7.5L.
- Specimens planted as 10L.
- Planting Densities: 3-7/m2



Hebe rakaiensis



Ajuga reptans species



Hydrangea species



Bergenia species



Vinca species



Aster x frikartii 'Monch'



Alchemilla mollis



Carex species



Anemone x hybrida species



Geranium species

SOFT LANDSCAPING STRATEGY

ROOF AMENITY GARDEN AREAS

The roof garden areas will be a combination of intensive and extensive areas. Intensive areas accessible as ‘amenity’ / community spaces to be used by the residents, consisting of hard surfaces with raised planters and benches. Incorporating two extensive green roof areas (wildflower blanket) located to the north and south of the main roof gardens with no public access but viewed from the community areas.

- To create all year round interest/ structure and seasonal colour.
- Robust hard wearing plants that are tolerant of wind and sun.
- Low maintenance perennials.
- Plants that are drought tolerant .
- Raised GRP Planters: All raised planters require either an automatic irrigation system to establish the plants to maturity or water reservoir & filler pipe to be installed. Plant Irrigation: Mona Plantsava Tanks; supplied by Green - tech Ltd
- Lightweight Topsoil to all planter subject to confirmation of weight and drainage by engineer. gt Growlite Roof Garden Compost; Drainage layer: GT Leca (5-8mm). All supplied by Green-tech Ltd or similar approved (www.green-tech.co.uk).
- Provide water tap for irrigation.
- Pot sizes: 3L, 5L & 7.5L.
- Planting Densities: 5-7/m2.



Lavandula species



Verbena bonariensis



Rosmarinus species



Salvia species



Agapanthus species



Aster species



Sedum species



Deschampsia cespitosa 'Goldtau'



Stachys lanata 'Silver Carpet'



Calamagrostis X Acutiflora Karl Foerster



Bamboo species



Herbs - Mint



Allium species



Knautia macedonica



Sage

WILDFLOWER GREEN ROOF

- Creation of two wildflower meadows mix on the northern and southern sections of the roof garden with no public access.
- Locked access gates for maintenance requirement.
- To provide seasonal, ecological and wildlife interest. Once established, wildflower green roof requires minimal maintenance.
- Creation of new habitats, food source for mini-beasts and birds.
- Enhance and increase biodiveristy.



Wildflower Green Roof



SOFT LANDSCAPING STRATEGY

CLIMBERS AND TRELLIS SCREENS

- Climbing plants to soften walls and lift shafts.
- To create all year round interest and seasonal colour.
- Shade tolerant species to northern and eastern aspects.
- Robust plants and plants that attract wildlife.
- Vertical climbing wires - framed stainless steel wire system for climbers to provide screening and ecological benefits / enhancements to the proposed lift shafts.
- Pot sizes: 5L & 7.5L.
- Heights: 60-80cm & 80-100cm.



Honeysuckle species



Climbing roses



Trachelospermum jasminoides



Clematis species



Climbing hydrangea



BIODIVERSITY Ecological Enhancement Recommendations

- Throughout the application site, habitat enhancements are intended to increase the value of existing application site for wildlife and ecological benefits where possible. The ecological enhancements will provide opportunities to create new habitats, long term biodiversity within the site by planting a small tree, hedgerows, mixed shrub/ herbaceous planting and wildflower grass areas.
- Fruit and berry bearing species.
- Nectar and pollen-rich species.
- Wildflower green roof.



Amelanchier species



Amelanchier in spring



Lavender species



Sedum species



Sarcococca confusa



Wildflower Green Roof



HARD LANDSCAPING STRATEGY

SURFACE MATERIALS

- The hard materials palette will be selected to provide the following functions:
- High quality, robust and durable surfacing.
- Permeable paving to comply with the needs of a Sustainable Urban Drainage System (SUDS), as and where appropriate.
- Enhance the site aesthetically and visually attractive.
- To define pedestrian movement routes and external function areas within the site.
- Roof Garden: Combination of paving tiles on pedestals and timber decking or composite decking. Class A fire-rated external flooring systems.



Combination of decking and paving tiles for roof garden areas



Permeable block paving - contrasting colours for parking bays



Permeable block paving



Composite decking



Paving slabs - textured and non slip



Roof Amenity Areas: Paving tiles on pedestals

SuDS STRATEGY

- Where appropriate the development of sustainable drainage system (SuDS) integrated into the scheme, by the following components:
- Permeable paving surfaces;
- Green Roofs;



Wildflower green roof



Green roofs



Permeable paving

RAILINGS

- The use of flat top vertical bar metal railings along the road frontage to Plot 1 to provide an element of some security. A defensible space to the ground floor flat of Plot 1 enclosed by metal railings and hedgerow planting. Provide maintenance access gate to access space.



Flat top vertical bar metal railings along road frontage to Plot 1



Road frontage to Plot 1: Metal railings and hedgerow planting

SITE FURNITURE

RAISED PLANTERS

- Raised light weight GRP Planters for the community garden areas on the roof garden. Supplied by Europlanters or similiar equivalent.
- Plant Irrigation: All raised planters require either an automatic irrigation system to establish the plants to maturity or water reservoir & filler pipe to be installed. Plant Irrigation: Mona Plantsava Tanks; supplied by Green - tech Ltd.
- The use of Lightweight Topsoil to all planter subject to confirmation of weight and drainage by engineer. gt Growlite Roof Garden Compost; Drainage layer: GT Leca (5-8mm). All supplied by Green-tech Ltd or similar approved (www.green-tech.co.uk).
- Lighting: The use of lighting, kept to minimum of low level intensity to avoid dominance and intrusion within the landscape.



Combination of decking and paving tiles for roof garden areas



Permeable block paving - contrasting colours for parking bays



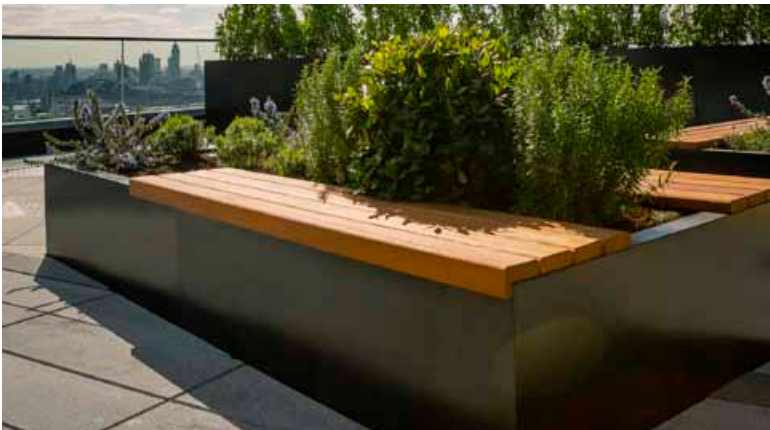
Permeable block paving

BENCHES

- The provision for benches within the community garden areas on the roof garden. Supplied by Europlanters or similiar equivalent.



Free standing benches



Timber bench incorporated into raised planter



Floating timber slatted bench & planter